

1 College Road Oswestry SY11 2SH



3 Bedroom House
Offers In The Region Of £220,000

The features

- 3 BEDROOM END OF TERRACE HOME
- SPACIOUS LOUNGE AND KITCHEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARDEN OFFICE WITH ELECTRIC POWER AND LIGHTING
- ENERGY PERFORMANCE RATING D
- PERFECT FOR FIRST TIME BUYERS
- IDEALLY PLACED FOR ALL AMENITIES
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL



*** THREE BEDROOM END OF TERRACE HOME ***

An excellent opportunity to purchase this mature 3 bedroom home – perfect for a first time buyer or investor.

Occupying an enviable position in this much sought after location, a short stroll from excellent local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen, Breakfast Room, 3 Bedrooms and Family Bathroom.

The property has the benefit of gas central heating, newly fitted double glazed windows, driveway with parking and good sized rear garden with garden room/home office space.

Viewing highly recommended

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Covered entrance with door leading into the entrance hallway. Staircase leads to the first floor landing, tiled flooring. Radiator, door leading off,

LOUNGE

With window to front aspect and windows to the side, wood effect flooring and media wall with shelf beneath. Radiator.

KITCHEN

A lovely light room with breakfast bar, with door leading onto the garden. The Kitchen is attractively fitted with range of white high gloss fronted units incorporating one and half bowl undermount sink with mixer taps set into base. Further range of cupboards and drawers with work surface over and having integrated dishwasher and space for fridge freezer and washing machine, inset 4 ring gas hob with extractor hood over. Built in oven and grill with cupboards above. Windows with a lovely aspect over the garden, attractive polished tiled floor, recessed ceiling lights, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM 1

A generous double room having window to the front and side. Media point, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

With window to the rear aspect and suite comprising of panelled bath, WC and wash hand basin. Featuring laminate flooring and tiled walls. Heated towel rail.

OUTSIDE

To the front of the property, there is convenient off-road parking for two vehicles. The driveway leads directly to the entrance, with a pathway providing access along the side of the property to the rear garden.

The well-maintained rear garden features a paved patio area, creating the perfect setting for outdoor entertaining. Beyond this is a lawned area with a pathway leading to a versatile garden room, benefiting from both power and lighting.

A useful storage shed is positioned to the side of the garden room, providing additional storage space.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

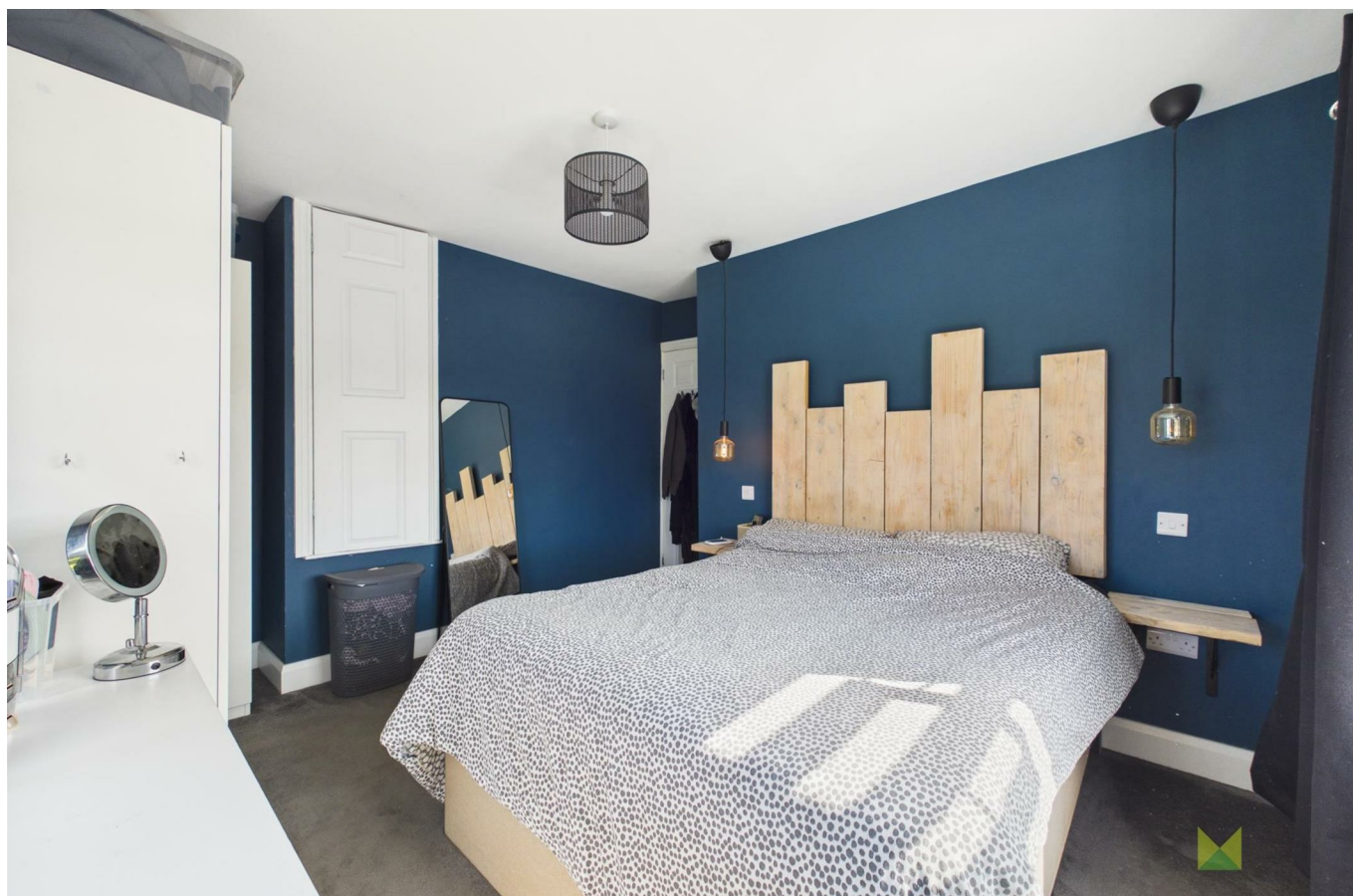
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

1 College Road, Oswestry, SY11 2SH.

3 Bedroom House

Offers In The Region Of £220,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

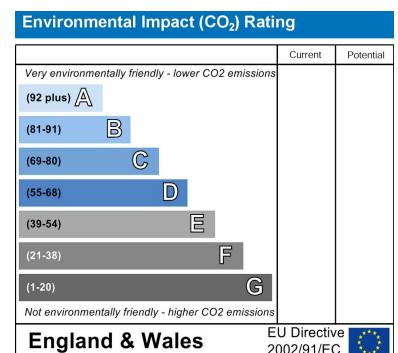
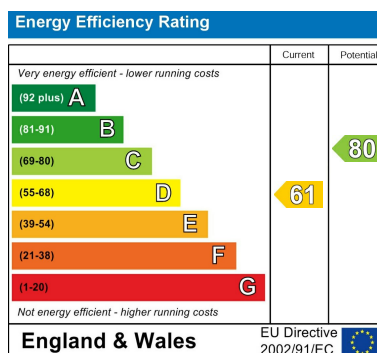
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.