

# 36 Hampton Rise Oswestry SY11 1SU



3 Bedroom Bungalow - Detached  
£250,000

## The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- DUAL ASPECT LOUNGE AND DINING ROOM
- GARAGE AND CARPORT
- VIEWING ESSENTIAL
- ENVIABLE AND SAUGHT AFTER LOCATION IN OSWESTRY
- FAMILY BATHROOM WITH SEPERATE CLOAKROOM
- DRIVEWAY WITH OFF ROAD PARKING AND REAR GARDEN
- EPC Rating 'D'



**\*\*\* DECEPTIVELY SPACIOUS DETACHED BUNGALOW \*\*\***

An opportunity to purchase this detached three bedroom bungalow offering deceptively spacious living throughout and offered for sale with no onward chain.

Occupying a truly enviable end of cul de sac location in this sought after area of Oswestry, being A short stroll, or drive of the Towns amenities.

Briefly comprising of Reception Hallway, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom and Cloakroom.

Having the benefit of regularly services gas central heating, driveway providing ample off road parking for multiple vehicles and enclosed rear garden with lawn and established flower borders.

Viewings essential.

## Property details

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday, Friday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### ENTRANCE HALLWAY

#### LOUNGE

A well lit room with bow window to the front aspect, and further window to the side aspect. Electric fire. Radiator, leading off,

#### CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback, window to the side aspect.

#### DINING ROOM

With window to the front aspect, door into the kitchen. Radiator.

#### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink. Built in oven and electric hob. Space for fridge and washing machine below work surface and Partially tiled walls, further range of wall mounted units, window overlooking the rear aspect, tiled flooring and door leading out to the Rear Garden. Radiator.

#### BEDROOM 1

Double bedroom with window to the rear aspect. Fitted wardrobes, radiator.

#### BEDROOM 2

Double bedroom with window to the rear aspect. , radiator.

#### BEDROOM 3

Bedroom with window to the side aspect. wardrobes, radiator.

#### FAMILY BATHROOM

Suite comprising of panelled bath, WC and wash hand basin, Partially tiled walls, window to the side aspect. Radiator.

#### GARAGE

With electric up and over door,

### OUTSIDE

The property is accessed over a driveway offering off-road parking for two vehicles, leading to the main entrance and garage with electric up and over door to the front. The front garden is attractively laid to lawn. A side gate provides pedestrian access to the Rear Garden, which boasts a spacious paved patio, ideal for outdoor dining and entertaining with friends and family. A lawned area with decking at the top, The garden is fully enclosed with fencing.

### 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 mains electric, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- 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](http://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.

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## Judy Bourne

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## Get in touch

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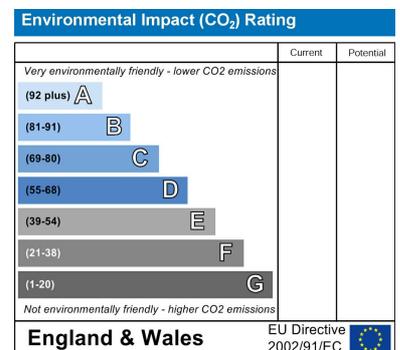
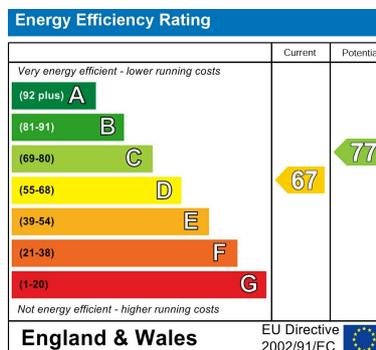
## Oswestry office

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



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