

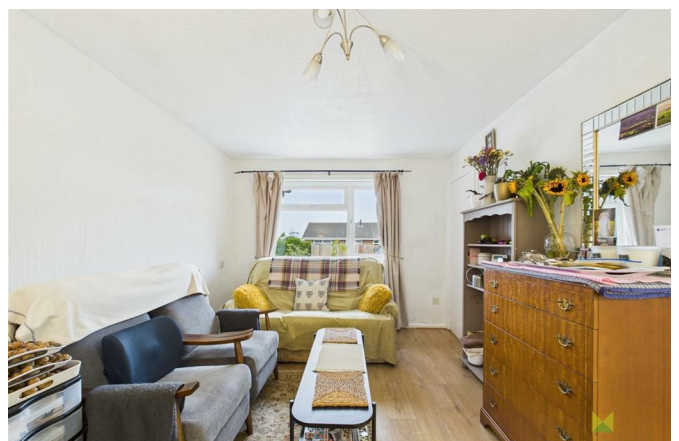
7 Llys Court Oswestry SY11 2UY



1 Bedroom Bungalow
Offers In The Region Of £115,000

The features

- ONE BEDROOM BUNGALOW
- ENTRANCE HALL WITH STORAGE CUPBOARD
- DOUBLE BEDROOM AND NEWLY FITTED SHOWER ROOM
- ENCLOSED REAR GARDEN
- OCCUPYING CONVENIENT LOCATION NEAR TO AMENITIES
- LOUNGE AND NEWLY FITTED KITCHEN
- ALLOCATED PARKING SPACE TO THE FRONT
- VIEWINGS ESSENTIAL



***** ONE BEDROOM BUNGALOW- IDEAL FOR INDEPENDENT LIVING *****

An opportunity to purchase this one bedroom bungalow perfect for those looking to downsize whilst still keeping their independence.

Occupying an enviable position on the edge of the Market Town centre, having ease of access to all of Oswestry's amenities and access to the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Kitchen, Utility Space, Bedroom and Shower Room.

Having benefit of gas central heating, double glazing, newly fitted kitchen, driveway with off road parking and enclosed rear garden.

Viewings essential

Property details

LOCATION

ENTRANCE HALL

Entrance door leads into the Hallway with door opening to convenient storage cupboard. Radiator, door leading into,

LOUNGE

With window overlooking the front aspect. Radiator, wooden effect laminate flooring. Doors leading off.

KITCHEN

Newly fitted kitchen with range of base level units comprising of cupboard and drawers with work surface over. Drainer sink set into base level unit, integrated oven/ grill with inset four ring hob. Further range of wall mounted units, gas boiler, window to the rear aspect and door leading out to the Rear Garden.

BEDROOM 1

With window to the rear aspect. Radiator.

SHOWER ROOM

With suite comprising of shower cubicle, WC and wash hand basin. Fully tiled walls. Radiator.

UTILITY AREA

With space and plumbing for washing machine and tumble dryer.

OUTSIDE

To the front of the property there is allocated parking space. Pathway leads to the entrance door. The Rear Garden has been laid with gravel for ease of maintenance, paved pathway and 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 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 'My Simple Mortgage' 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

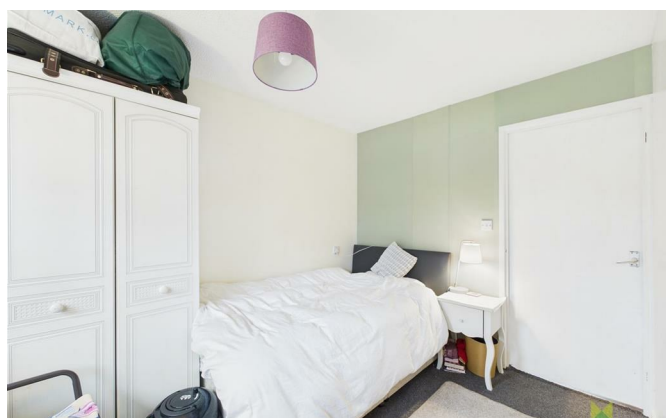
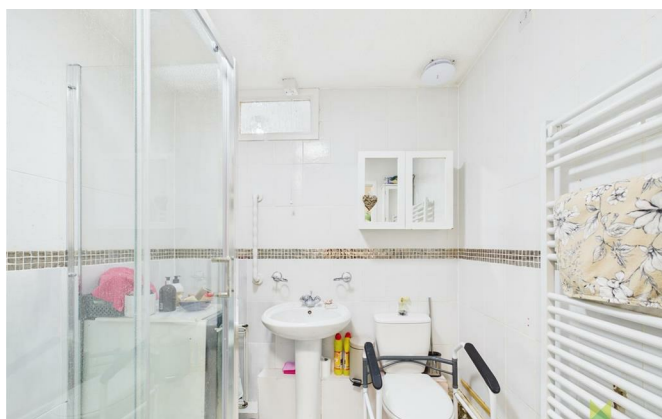
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

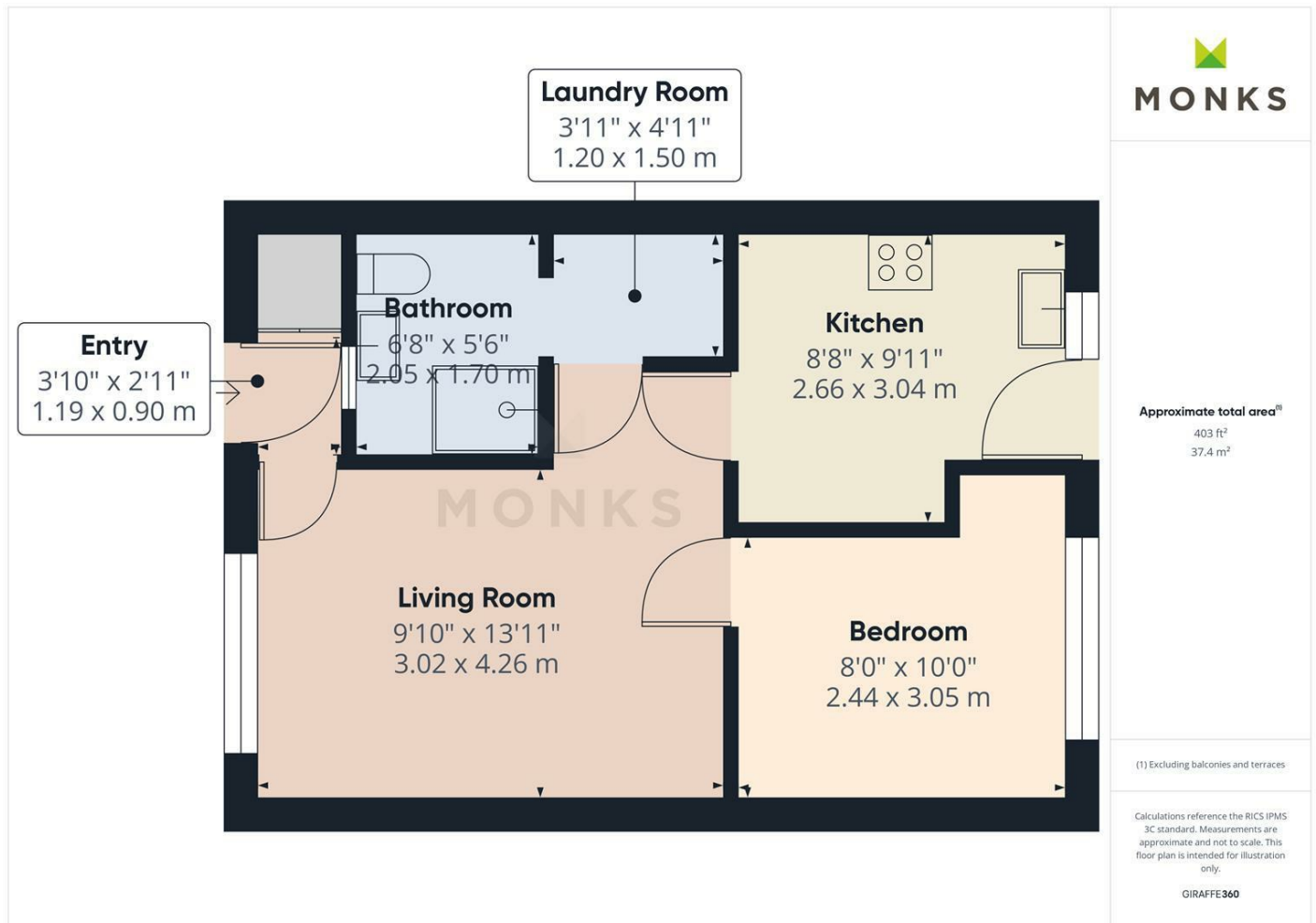
NEED TO CONTACT US

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.

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Offers In The Region Of £115,000





Judy Bourne

Director at Monks

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Get in touch

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.
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