

# 12 Border Close Oswestry SY11 2TT



**3 Bedroom House - Semi-Detached  
Offers In The Region Of £239,950**

## The features

- SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- LOUNGE, KITCHEN/ BREAKFAST ROOM AND CONSERVATORY
- FURTHER SINGLE BEDROOM AND FAMILY BATHROOM
- ENCLOSED WELL ESTABLISHED REAR GARDEN
- VIEWINGS ESSENTIAL
- PERFECT FOR FIRST TIME BUYERS AND GROWING FAMILIES
- TWO DOUBLE BEDROOMS WITH FITTED STORAGE CUPBOARDS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'E'



**\*\*\* SPACIOUS THREE BEDROOM SEMI DETACHED HOME \*\*\***

**An opportunity to purchase this well presented three bedroom semi detached family home occupying a convenient position perfect for first time buyers and the growing family.**

**Occupying an enviable position on the end of the cul de sac having ease of access to the Market Town of Oswestry within walking distance which offers a wealth of amenities. Further ease of access to the railway station at nearby Gobowen and the A5/ M54 motorway network perfect for commuters.**

**Briefly comprising of entrance hall with storage, lounge, kitchen/ breakfast room, conservatory, two double bedrooms and additional single bedroom; family bathroom.**

**Having benefit of gas central heating, double glazing, driveway and garage with parking and enclosed well established rear garden.**

**Viewings essential**

## **Property details**

### **LOCATION**

The property occupies a truly enviable position, in the heart of the sought after Market Town of Oswestry. The town centre is a pleasant stroll away which boasts an excellent range of facilities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. Perfect for commuters with ease of access to the A5/ M54 motorway network. The nearby railway station at Gobowen provides further ease of access to Chester and North Wales to the North and the County Town of Shrewsbury to the south, which boasts a further range of excellent facilities.

### **ENTRANCE HALL**

Entrance door leading into porch area. Further door leads into the entrance hallway. Large storage cupboard with double opening doors, staircase leading to the First Floor Landing. Doors leading off,

### **LOUNGE**

With window to the front aspect. Fire surround and hearth. Radiator

### **KITCHEN/ BREAKFAST**

Fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven grill with inset four ring electric hob and extractor hood over. Space for washing machine, and plumbing for a dishwasher beneath work surface. Further space for freestanding fridge/ freezer, range of matching wall mounted units, window to the rear aspect. Leading into,

### **CONSERVATORY**

Being of brick base and sealed unit, French doors leading out to the Rear Garden.

### **CLOAKROOM**

With WC and wash hand basin. Radiator.

### **FIRST FLOOR LANDING**

Stairs lead from the entrance hall to the first floor landing. Door opening to airing cupboard, access to loft space. Doors leading off.

### **BEDROOM 1**

With window to the front aspect, radiator

### **BEDROOM 2**

With window to the front aspect. Radiator, fitted storage.

### **BEDROOM 3**

With window to the front aspect. Radiator, fitted storage.

### **BATHROOM**

With window to the side aspect and suite comprising of panelled bath with electric shower over. WC and wash hand basin. Partially tiled walls, tiled flooring. Radiator.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold and 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 B 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**

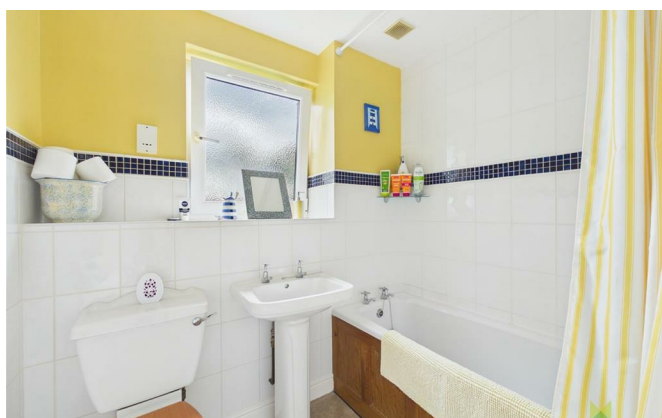
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### **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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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- 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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