

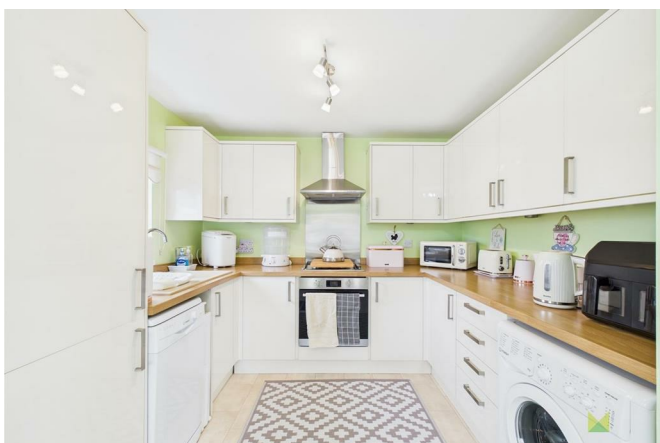
# 1 Hawkstone Park Whittington Road Oswestry SY11 1JH



2 Bedroom Park home  
Offers In The Region Of £135,000

## The features

- IMMACULATELY PRESENTED DETACHED PARK HOME
- LIVING ROOM AND FITTED KITCHEN/ DINING ROOM
- WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN
- DECEPTIVELY SPACIOUS ACCOMMODATION
- TWO GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



\*\*\* ENVIABLE LOCATION CLOSE TO TOWN \*\*\*

An opportunity to purchase this deceptively spacious detached Park Home on this small development for the over 45's.

Occupying an enviable position on the edge of the Town a short stroll from all amenities and offering ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, lovely open plan Living/Dining/Kitchen, 2 generous Bedrooms with fitted wardrobes and newly fitted Shower Room.

The property has the benefit central heating, double glazing, parking for two cars and easily maintained gardens and sun terrace.

Viewing recommended

## 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 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.

### RECEPTION HALLWAY

Steps leading up to covered entrance with door leading into the Reception Hallway. Doors opening to cloaks cupboard housing gas fired combination boiler, and further door opening to storage cupboard with fitted shelving. Radiator, further doors leading off,

### LOUNGE

Well lit with window to the front and side aspect. Feature electric fire with surround and hearth. Radiator, door leading into,

### KITCHEN/ DINING ROOM

Attractively fitted with a range of base level high gloss fronted units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit with mixer tap and window above overlooking the rear aspect. Integrated oven/ grill, inset four ring gas hob with extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panels. Further range of matching wall mounted units.  
DINING AREA- With door leading out to the Rear Garden, window to the side aspect- Space for dining table, radiator.

### BEDROOM 1

Double bedroom with window to the front aspect, double fitted wardrobes. Radiator

### BEDROOM 2

Double bedroom with window to the rear aspect, double fitted wardrobes. Radiator.

### SHOWER ROOM

With suite comprising of shower cubicle with power shower, WC and wash hand basin. Window to the rear aspect. Heated towel rail, vinyl flooring.

### OUTSIDE

To the front of the property there is driveway providing off road parking for two vehicles. Area laid with decorative shingles, gates leading to the Rear Garden- Laid with decorative shingles, block paving and artificial grass providing an easy maintenance space. Enclosed with brick wall and fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is freehold in perpetuity and is subject to a ground rent. The current owners pay £283.75, and this is subject to review and change with transfer of ownership, on land registry the property is marketed as Freehold, so would need to be clarified on pre-contract enquiries. Being a Park Home please be advised that the purchase will be a cash purchase only and has a minimum age restriction of 45. Fully Residential. Pets allowed. Vendors have offered to pay the first months ground rent.

### SERVICES

We are advised that mains water, electricity, gas and drainage 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/buy/mortgage-calculator/) 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

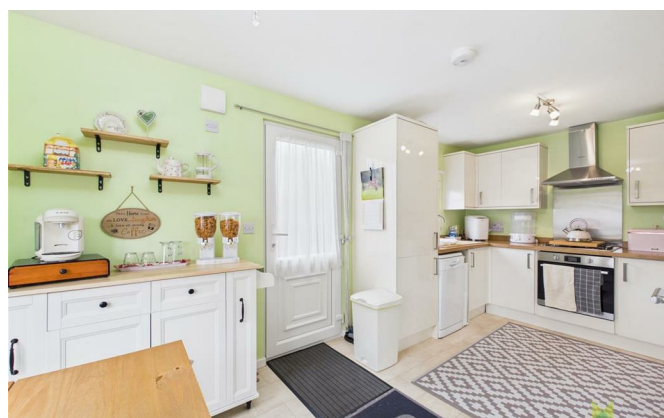
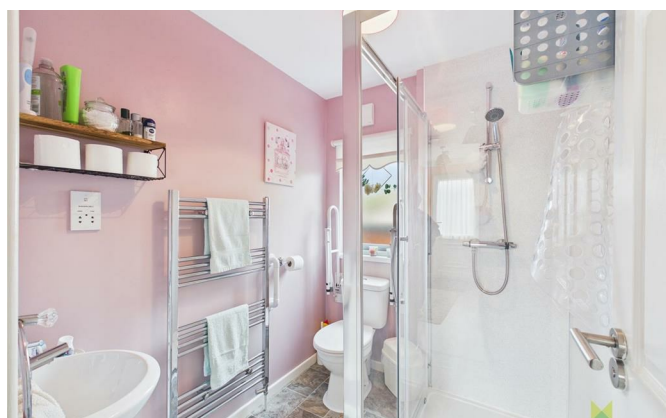
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

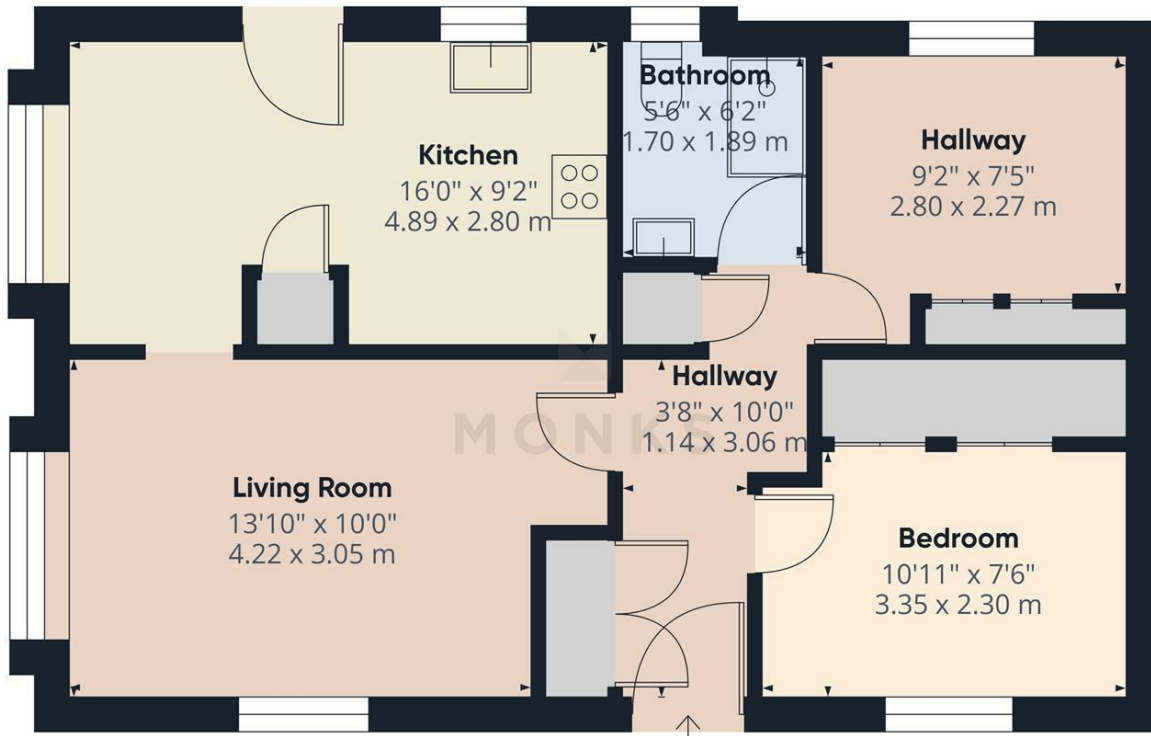


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**Approximate total area<sup>®</sup>**  
587 ft<sup>2</sup>  
54.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

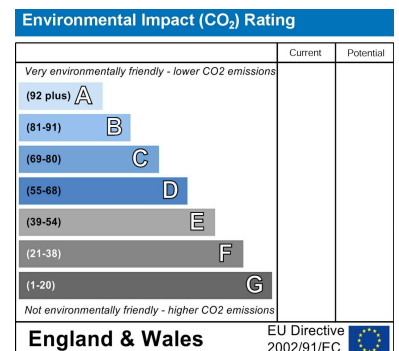
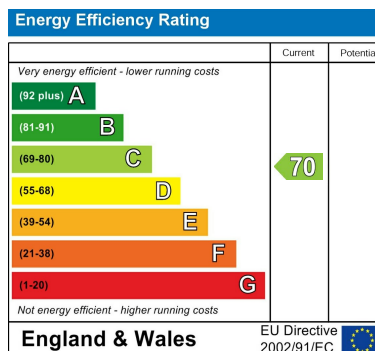
## Oswestry office

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:

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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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