

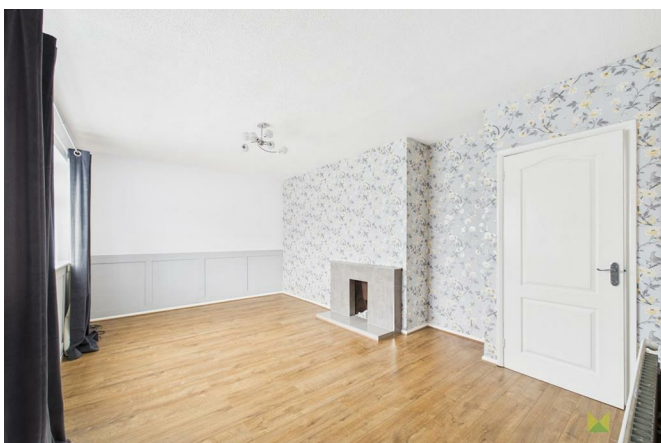
92 Hammonds Place Gobowen Oswestry SY11 3PB



3 Bedroom House - Semi-Detached
Offers In Excess Of £140,000

The features

- SPACIOUS THREE BEDROOM HOME
- GOOD SIZED LOUNGE WITH STORAGE
- GROUND FLOOR BATHROOM AND UPSTAIRS TOILET
- DRIVEWAY AND ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING 'D'
- CONVEINIENT VILLAGE LOCATION
- RECENTLY FITTED KITCHEN/ BREAKFAST ROOM
- THREE GOOD SIZED BEDROOMS
- EARLY INTEREST ADVISED



***** PRICED TO SELL- PERFECT FOR FIRST TIME BUYERS *****

An opportunity to purchase this spacious three bedroom semi detached family home offering convenient living perfect for first time buyers and investors.

Occupying a prime position in the heart of Gobowen with ease of access to local transport links including railway station and the nearby A5 / M54 motorway network.

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Breakfast Room, Three Bedrooms and Bathroom

Having benefit of gas central heating, driveway with off road parking, front and spacious, enclosed rear garden.

EARLY INTEREST ADVISED

Property details

LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Window to side aspect, staircase leading to the First Floor Landing. Doors leading off,

LOUNGE

A fabulous sized room and well lit with window to the front aspect. Feature fireplace with tiled surround and hearth. Wooden effect laminate flooring, under stairs storage cupboard. Radiator.

KITCHEN/ BREAKFAST ROOM

Fitted with a range of base level shaker style fronted units with work surface over. Drainer sink set into base level unit. Space for freestanding cooker and fridge freezer. Handy pantry cupboard, range of shelving and matching wall mounted units. Tiled flooring, window overlooking the rear aspect.

GROUND FLOOR BATHROOM

With suite comprising of panelled bath with shower head over and wash hand basin, partially tiled walls. Heated towel rail, window to rear aspect.

FIRST FLOOR LANDING

With window to the front aspect. Doors leading off,

BEDROOM 1

A good sized double bedroom with window overlooking the front aspect. Radiator

BEDROOM 2

Double bedroom with window to the rear aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

TOILET

With WC and wash hand basin. Window to the side aspect.

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 - 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

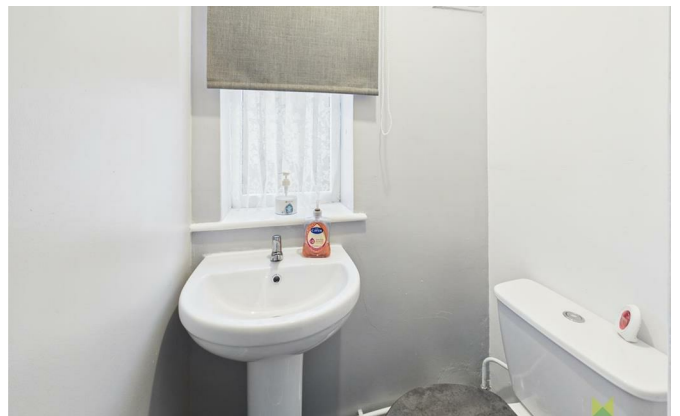
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

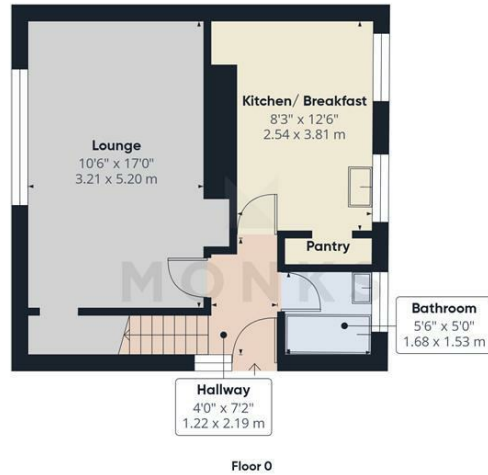
NEED TO CONTACT US

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.

92 Hammonds Place, Gobowen, Oswestry, SY11 3PB.

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Approximate total area[®]
763 ft²
70.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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.
- 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.