

# 2 Vicarage Court Salop Road Oswestry SY11 2NJ



**2 Bedroom Bungalow - Detached  
Offers In The Region Of £249,950**

## The features

- DETACHED 2 BEDROOM BUNGALOW
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FITTED KITCHEN WITH OVEN AND HOB
- PARKING AND LOVELY GARDENS
- VIEWING RECOMMENDED
- A SHORT STROLL FROM THE TOWN CENTRE
- SPACIOUS LOUNGE/DINING ROOM
- 2 BEDROOMS AND BATHROOM
- NO UPWARD CHAIN



### \*\*\* 2 BEDROOM DETACHED BUNGALOW \*\*\*

**Occupying an enviable position in the heart of the Town a short stroll from all local amenities and offered for sale with no upward chain.**

**Well maintained accommodation including Reception Hall, spacious Lounge/Dining Room, Kitchen/Breakfast Room, 2 Bedrooms and Bathroom.**

**Parking and lovely established Gardens.**

**Viewing recommended.**

### Property details

#### LOCATION

The property occupies an enviable position in the heart of this popular and busy market Town tucked away in a driveway of just two homes. A pleasant stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

#### RECEPTION HALL

Covered recessed entrance with door opening to Reception Hall with radiator. Airing Cupboard.

#### LOUNGE/DINING ROOM

A lovely through room with windows to the front and rear overlooking the gardens. Wooden fire surround with marble inset and hearth housing living flame gas fire, TV aerial point, radiators.

#### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having inset 4 ring hob with extractor hood over and double oven and grill beneath, space for washing machine, fridge/freezer. Matching range of eye level wall units, space for breakfast table, window to the front and door opening to courtyard sun terrace, perfect for dining alfresco.

#### BEDROOM 1

With window to the front, radiator.

#### BEDROOM 2

With window to the front, radiator.

#### BATHROOM

With panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

#### OUTSIDE

The property occupies an enviable position approached over driveway and with parking. The Gardens are established and laid to lawn with well stocked flower shrub and herbaceous beds with inset specimen trees. To the side is a good sized paved courtyard garden which had been laid for ease of maintenance and perfect for dining alfresco.

#### 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 C - 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](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

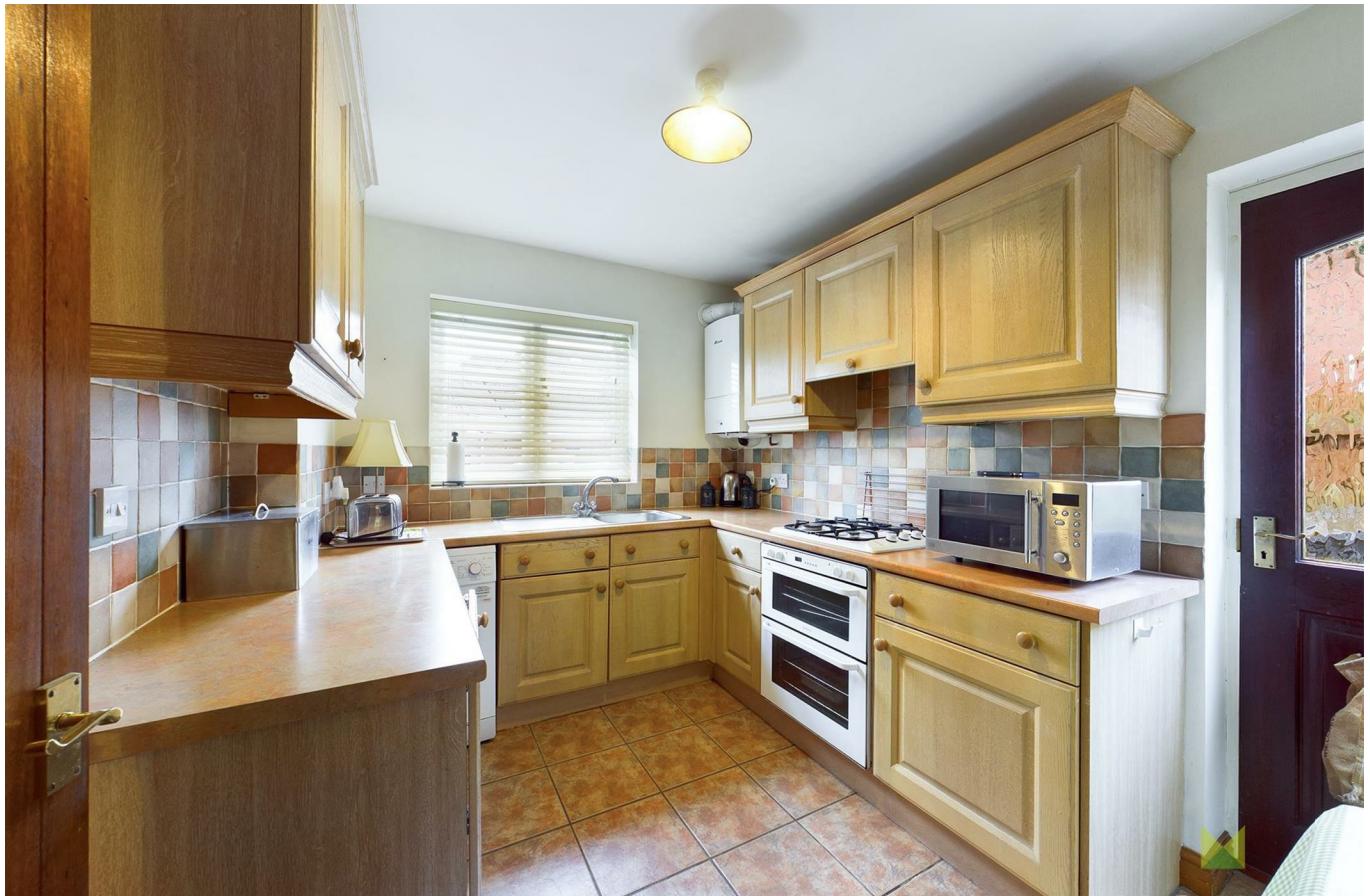
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### 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

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email.

Click. [www.monks.co.uk](http://www.monks.co.uk)

## Oswestry office

27 Cross Street, Oswestry,  
Shropshire, SY11 2NF

## 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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