

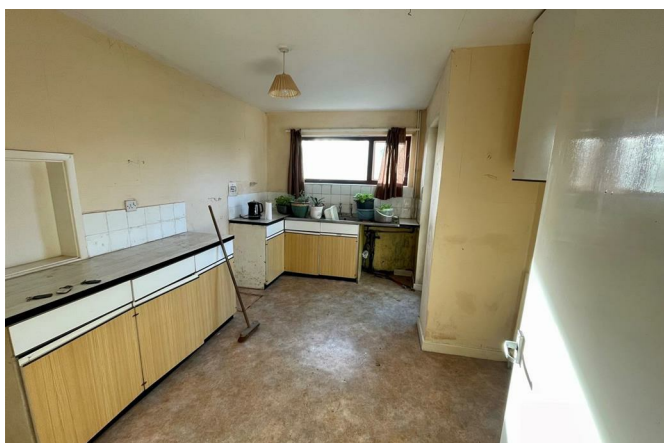
# 56 Llanforda Rise Oswestry SY11 1SY



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £285,000**

## **The features**

- ENVIABLE CONER PLOT WITH LARGE GARDENS
- IMPRESSIVE LOUNGE
- BEDROOM 3/DINING ROOM
- 2 FURTHER LARGE BEDROOMS
- GARAGE AND PARKING
- WELL PROPORTIONED ROOMS
- GOOD SIZED KITCHEN
- SCOPE FOR MODERNISATION
- BATHROOM AND WC
- EPC RATING F



**\*\*\* IMPRESSIVE BUNGALOW WITH SCOPE FOR IMPROVEMENT \*\*\***

**This truly spacious Detached Bungalow offers impressive accommodation which is ripe for modernisation and improvement.**

**Occupying an enviable, large corner plot on the edge of this much sought after residential location on the edge of Oswestry.**

**Reception Hall, impressive Lounge, Kitchen, Bedroom 3/Dining Room, 2 further double Bedrooms, Bathroom and WC.**

**Wrap around corner plot with established Gardens, Garage and driveway with parking.**

**No upward chain.**

## **Property details**

### **LOCATION**

The property occupies an enviable position on the edge of this much sought after area of Oswestry, a short and pleasant stroll from the Town Centre and all of its amenities.

The busy market Town benefits from national supermarkets, independent and high street stores, banks, restaurants, public houses, churches, schools, doctors and a Railway Station at nearby Gobowen which provides links to Chester, the County Town and London. There is also ease of access to the A5/M54 motorway network perfect for commuters.

### **ENTRANCE PORCH**

With door opening to

### **SPACIOUS RECEPTION HALL**

With access to roof space, personal door to Garage and off which lead

### **FABULOUS LOUNGE**

A truly great sized room naturally well lit from large window overlooking the front, two full height windows to the side. Media point, radiator.

### **DINING ROOM/BEDROOM 3**

Again a lovely well lit room with feature windows which wrap around the corner and has a pleasant aspect over the garden.

### **KITCHEN**

With range of base units and ample space for appliances. Door to the Garden and window to the side.

### **BEDROOM 1**

A good double room with window overlooking the rear garden, built in double wardrobe.

### **BEDROOM 2**

Another good sized room with window to the rear, built in double wardrobe.

### **BATHROOM**

With panelled bath and wash hand basin, tiled surrounds, window to the rear.

### **SEPARATE WC**

With low flush suite, window to the front.

### **OUTSIDE**

The property is set well back from the road and approached over driveway with parking for several cars and leading to the Garage. The Gardens to the front and side are laid mainly to lawn with flower and

shrub beds and inset specimen trees. Side pedestrian access to the good sized Rear Garden which again is laid mainly to lawn with inset specimen trees, paved patio.

### **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 E - 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 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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3 Bedroom Bungalow - Detached  
Offers In The Region Of £285,000





## Judy Bourne

Director at Monks

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## Get in touch

Call. 01691 674567

Email.

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

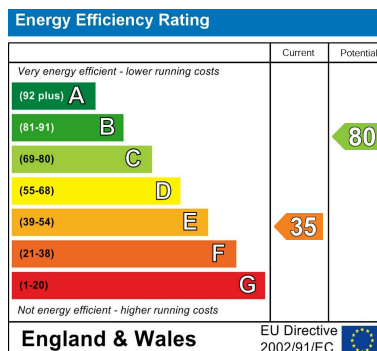
## Oswestry office

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



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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