

# 8 St. Davids Close Gobowen SY11 3JF



**3 Bedroom Bungalow - Semi Detached**  
**Asking Price £260,000**

## The features

- IMPROVED AND ATTRACTIVELY PRESENTED 3 BEDROOM BUNGALOW
- RECEPTION HALL, LOUNGE/DINING ROOM, RE-FITTED KITCHEN
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- EXCELLENT AMENITIES ON HAND
- VIEWING HIGHLY RECOMMENDED.
- LOVELY CUL DE SAC LOCATION
- 3 BEDROOMS AND RE-FITTED SHOWER ROOM
- NEATLY KEPT GARDENS TO THE FRONT AND REAR
- RAILWAY STATION WITH LINKS TO SHREWSBURY, CREWE AND LONDON
- NO CHAIN



\*\*\* LOVELY 3 BEDROOM SEMI DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this attractively presented and improved three bedroom semi detached bungalow - perfect for those looking to downsize.

Occupying and enviable cul de sac location in the popular and self sufficient village which benefits from a Railway Station with links to Shrewsbury, Chester and London.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, re-fitted Kitchen, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage and gardens to the front and rear.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable cul de sac position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links to Shrewsbury, Chester and London. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

### RECEPTION HALL

Covered entrance with composite door opening to L-shaped Reception Hall with attractive floor covering, contemporary radiators, access to roof space.

### LOUNGE/DINING ROOM

A good sized room with window to the front, ornamental fire place, media point, radiator.

### KITCHEN

Attractively re-fitted with range of grey high gloss fronted units incorporating single drainer sink set into base cupboard, further range of cupboards with work surfaces over and having space beneath for appliances. Inset 4 ring hob with extractor hood over and cutlery and pan drawers beneath and eye level oven and grill with cupboards above and below, Contrasting range of eye level wall units, radiator, window to the front and door to the side. Radiator.

### BEDROOM 1/SITTING ROOM

A great versatile room with French door with glazed side screen leading onto the rear garden, radiator.

### BEDROOM 2

with window to the rear, single wardrobe, radiator.

### BEDROOM 3

with window to the rear, radiator.

### SHOWER ROOM

re-fitted with suite comprising tiled shower cubicle, wash hand basin and concealed WC. Tiled surrounds, heated towel rail, window.

### OUTSIDE

The property is set back from the road with parking for several cars and leading to the Garage. The Front Garden is laid to lawn with flower and shrub beds and side access with flower and shrubs leads around to the Rear Garden which is neatly kept laid to two sections of lawn with pathway, flower and shrub beds

and enclosed with wooden fencing. The gardens are very easy maintenance, purposefully planted for ease.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. The property has the benefit of Solar Panels.

#### 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 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.

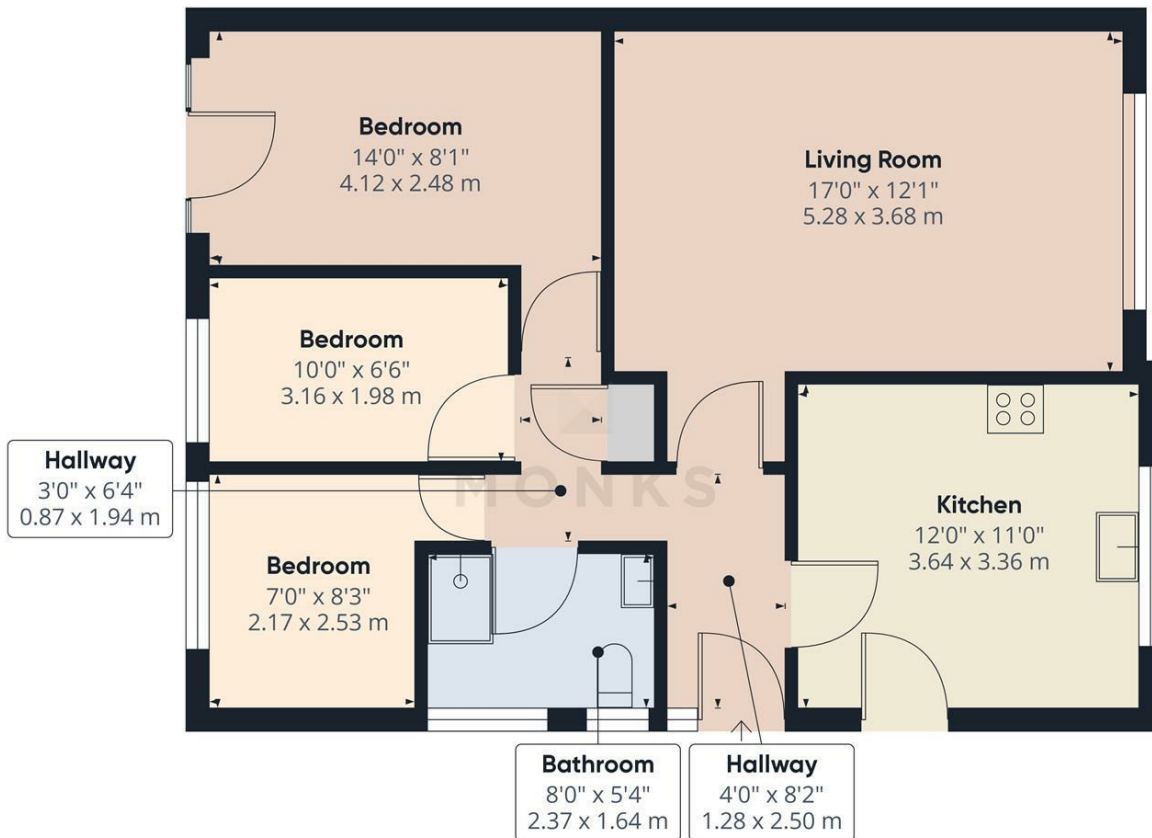
#### NEED TO CONTACT US

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>(1)</sup>**  
721.94 ft<sup>2</sup>  
67.07 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.

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

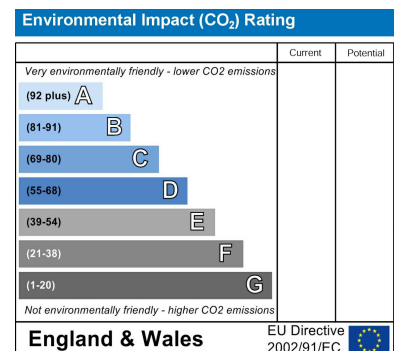
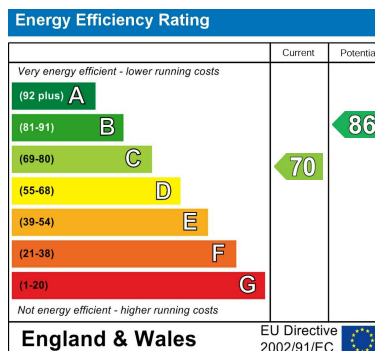
## Oswestry office

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**



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