

31 Holbache Road Oswestry SY11 1RP



2 Bedroom House - Semi-Detached
Offers In The Region Of £200,000

The features

- TWO BEDROOM SEMI DETACHED HOME
- SECURE GATED COMMUNITY
- TWO DOUBLE BEDROOMS AND BATHROOM
- ALLOCATED OFF ROAD PARKING
- ENVIABLE POSITION CLOSE TO AMENITIES
- OPEN PLAN LOUNGE, DINING ROOM, KITCHEN
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING B



***** IMMACULATELY PRESENTED TWO BEDROOM HOME *****

An opportunity to purchase this beautifully presented two bedroom semi detached home perfect for first time buyers, or those looking to downsize whilst still requiring space.

Occupying an enviable position close to the Market Town Centre and having access to all of it's local amenities. Further ease of access to local transport links including railway station at the nearby village of Gobowen and the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Dining Room Kitchen, Cloakroom, Two Double Bedrooms and Bathroom.

Having benefit of gas central heating, double glazing, allocated parking within a gated community and enclosed rear garden.

Viewings essential.

Property details

LOCATION

The property occupies a truly enviable position in a much 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 with its lively café culture. , There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. 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.

ENTRANCE HALL

Door leads into the entrance hall with staircase leading to the First Floor Landing, door opening to Cloakroom and further door leading into,

OPEN PLAN KITCHEN/ DINING ROOM

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Drainer sink set into base level unit, integrated oven/ grill with inset four ring gas hob and extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panel, Further range of wall mounted units, window to the front and side aspect. Tiled flooring.
DINING AREA- With ample space for family dining table and well lit with fully glazed patio doors leading out to the Rear Garden.

LOUNGE

With window to the side aspect, TV and media point, carpet flooring. Radiator.

CLOAKROOM

Fitted with WC and wash hand basin with complimentary tiled splashback. Radiator.

FIRST FLOOR LANDING

Staircase leads from the Entrance Hall to the First Floor Landing. Window to the front aspect, access to loft space. Radiator, doors leading off,

BEDROOM 1

With window to the side aspect. Radiator.

BEDROOM 2

With window to the front aspect. Radiator. Currently used as a study with range of fitted furniture and storage.

BATHROOM

Suite comprising of panelled bath with shower head over. WC and wash hand basin. Heated towel rail.

OUTSIDE

There is allocated off road within the gated community. Pathway leads to the entrance door.

The rear garden has been laid with slabs and shingles providing an easy maintenance garden perfect for entertaining with friends and family.

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 mains 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](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

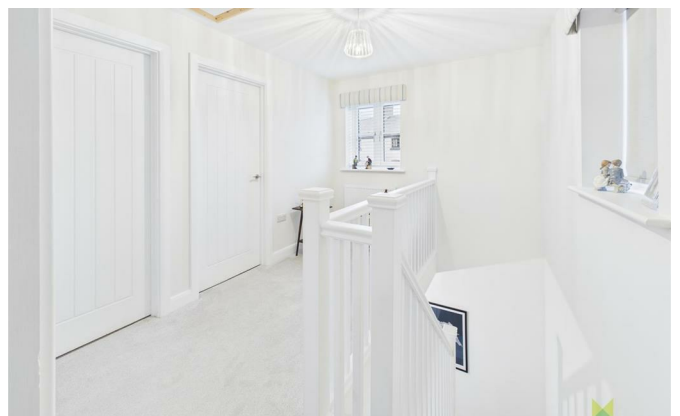
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

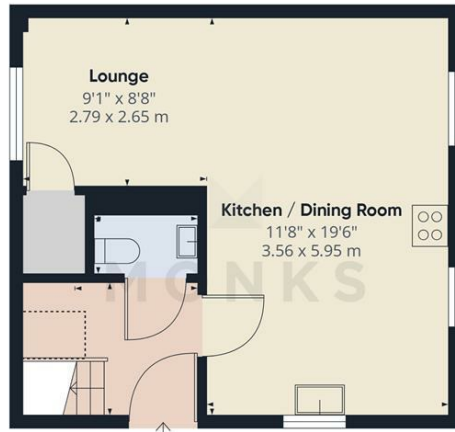
NEED TO CONTACT US

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.

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Floor 0



Floor 1



Approximate total area^m
751 ft²
69.7 m²

Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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Get in touch

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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		96
(81-91) B	83	
(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 (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	

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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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