

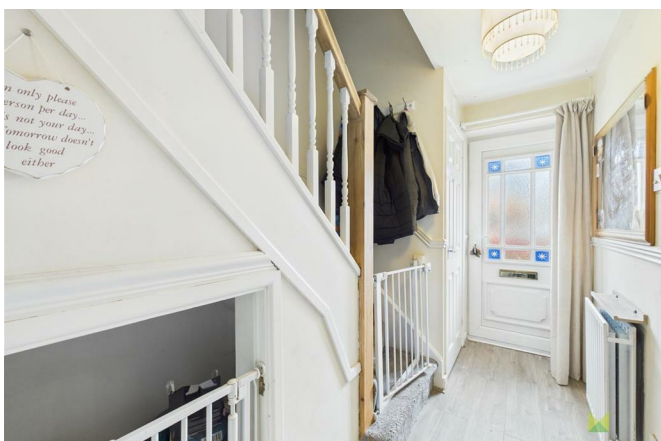
# 8 Martins Field Trefonen Oswestry SY10 9EP



**3 Bedroom House**  
**Offers In The Region Of £215,000**

## The features

- SPACIOUS SEMI DETACHED FAMILY HOME
- SPACIOUS LOUNGE AND CONSERVATORY
- THREE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING C
- ENVIABLE VILLAGE LOCATION
- KITCHEN WITH SPACE FOR APPLIANCES
- DRIVEWAY WITH OFF ROAD PARKING
- NEW BOILER INSTALLED SPRING 2025
- MOTIVATED SELLER- NO ONWARD CHAIN



### \*\*\* THREE BEDROOM HOME- ENVIABLE LOCATION \*\*\*

**An opportunity to purchase this well presented three bedroom semi detached family home, perfect for the growing family or those looking for a little extra space.**

**Occupying an enviable village location within walking distance of local amenities and having ease of access to the nearby Market Town of Oswestry offering a further range of amenities.**

**Briefly comprising of Entrance Hall, Lounge, Kitchen, Conservatory, Three Bedrooms and Family Bathroom.**

**Having benefit of central heating, double glazing throughout, driveway providing off road parking and enclosed rear garden.**

### Viewings essential

#### Property details

##### LOCATION

The property occupies an enviable position in the heart of the popular self sufficient village of Trefonen. Boasting an excellent range of facilities including primary school, post office/general store, public house, church and recreational facilities along with lovely countryside walks. The busy market town of Oswestry is a short drive away along with the Railway Station at Gobowen with links to Shrewsbury, Chester and London and the A5/M54 motorway network..

##### ENTRANCE HALL

Covered entrance and PVC door leads into the Reception Hall. Staircase leads to the First Floor Landing, door opening to storage cupboard, dado railing, laminate wooden effect flooring. Radiator, doors leading off,

##### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel sink with mixer tap. Integrated double oven/ grill with inset four ring hob and extractor hood over. Space for freestanding fridge/ freezer and further space below work surface for washing machine. Partially tiled walls and further range of wall mounted units. Wooden effect laminate flooring. Radiator.

##### LOUNGE

A spacious room with feature fire surround and hearth housing electric log burning effect fire. Dado railing, TV and media point. Radiator, window and door to the rear aspect leading into,

##### CONSERVATORY

Being of brick base and sealed unit with glazed roof. French doors lead out to the Rear Garden at the rear and side aspect. Wooden effect laminate flooring. Radiator.

##### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing. Access to the loft space with pull down ladder, dado railing. Doors leading off,

##### BEDROOM 1

With window to the rear aspect, range of fitted bedroom furniture, door opening to storage cupboard. Radiator,

##### BEDROOM 2

With window overlooking the rear aspect. Radiator.

##### BEDROOM 3

With window to the rear aspect. Radiator.

##### BATHROOM

With window to the side aspect. Suite comprising of panelled bath with shower head over, Vanity unit housing wash hand basin and concealed WC. Aqua panelled walls and heated towel rail.

##### OUTSIDE

To the front of the property there is a driveway providing off road parking for several vehicles. Pathway leads to the entrance door and area laid with lawn.

The Rear Garden has a paved patio area and pathway leading down the garden. Area laid with lawn and further space laid with gravel for ease of maintenance. Enclosed with fencing.

##### 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 the property benefits from oil central heating, mains water and electricity and drainage 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.

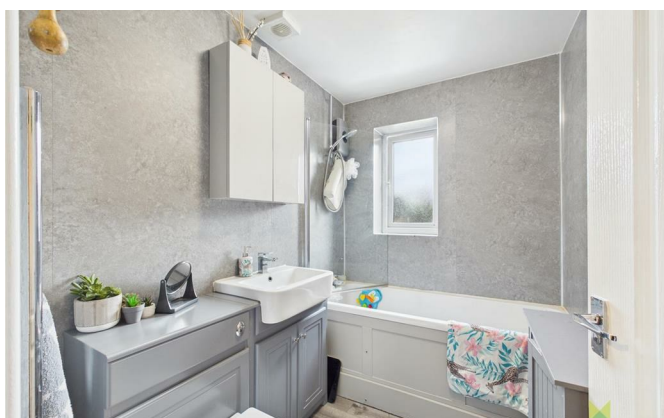
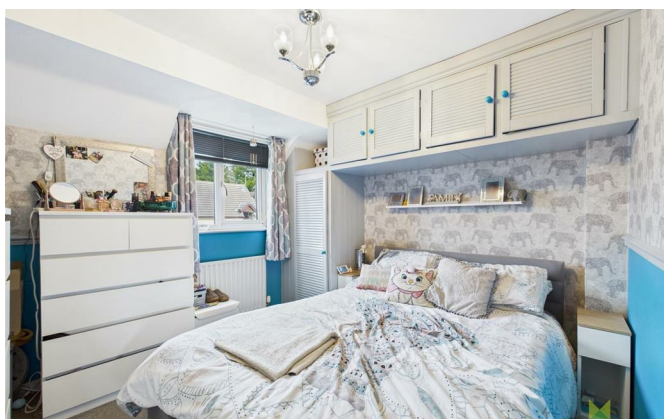
###### NEED TO CONTACT US

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.

## 8 Martins Field, Trefonen, Oswestry, SY10 9EP.

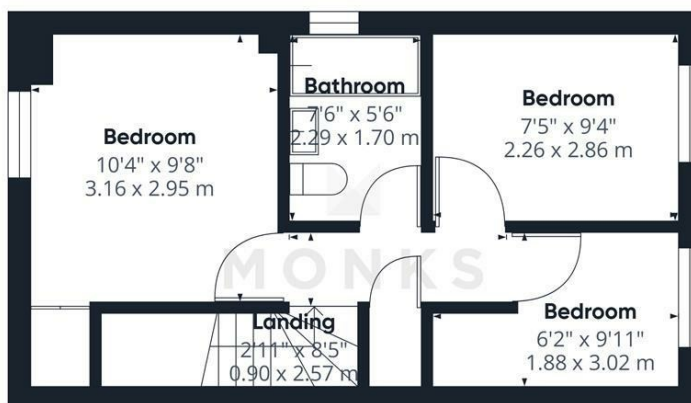
3 Bedroom House

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
752 ft<sup>2</sup>  
69.8 m<sup>2</sup>

(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

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## Get in touch

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**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 |                         | 100+      |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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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.
- 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.
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