

# 14 Powis Avenue Oswestry SY11 2JS



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

## **The features**

- TWO BEDROOM SEMI DETACHED BUNGALOW
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING
- OCCUPYING ENVIABLE POSITION CLOSE TO TOWN
- GALLEY STYLE KITCHEN AND UTILITY ROOM
- BEAUTIFULL ESTABLISHED GARDENS
- VIEWINGS ESSNETIAL



### \*\*\* BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW \*\*\*

**An opportunity to purchase this 2 bedroom bungalow offering spacious and convenient living near to the amenities of the Town Centre and having the benefit of being no onward chain.**

**Occupying an enviable location on the edge of the Market Town of Oswestry, just a short stroll to the Town Centre and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Reception Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom.**

**Having the benefit of gas central heating, double glazing, driveway with ample off road parking and enclosed rear garden.**

**Viewings essential.**

#### Property details

##### LOCATION

The property occupies an enviable position in a 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, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and 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.

##### RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Access to good sized loft space. Radiator and doors leading off,

##### LOUNGE

A spacious room and well lit with window overlooking the Rear Garden. Feature electric fire with surround and hearth, coved ceiling, TV and media point. Radiator.

##### 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 drainer sink with mixer tap and window above overlooking the rear aspect. Integrated oven/grill with inset four ring electric hob and extractor hood over. Further range of matching wall mounted units. Space for freestanding fridge/ freezer, door leading into,

##### UTILITY SPACE

With door to the front and rear aspect. Plumbing and amenities for washing machine and tumble dryer.

##### BEDROOM 1

Generous bedroom with window overlooking the front aspect. Radiator.

##### BEDROOM 2

Another double bedroom with window to the front aspect. Radiator.

##### BATHROOM

With window to the side aspect. Suite comprising of shower cubicle, WC and wash hand basin. Tiled walls and tiled flooring. Radiator.

##### LOFT SPACE

Loft access ladder from the Reception Hall to the First Floor Landing. Window overlooks the rear aspect, potential to be converted to a third bedroom subject to relevant planning and consent.

##### OUTSIDE

To the front of the property there is driveway providing off road parking for two vehicles. Space laid with lawn flower borders. Enclosed with low level brick wall. The Rear Garden is beautifully presented and established with area laid with lawn and several flower borders planted with a range of established shrubs and specimen trees. Wooden storage shed, enclosed with fencing.

##### 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

We are advised the council tax is band B, however 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.



## 14 Powis Avenue, Oswestry, SY11 2JS.

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





## 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**

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		
<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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.