

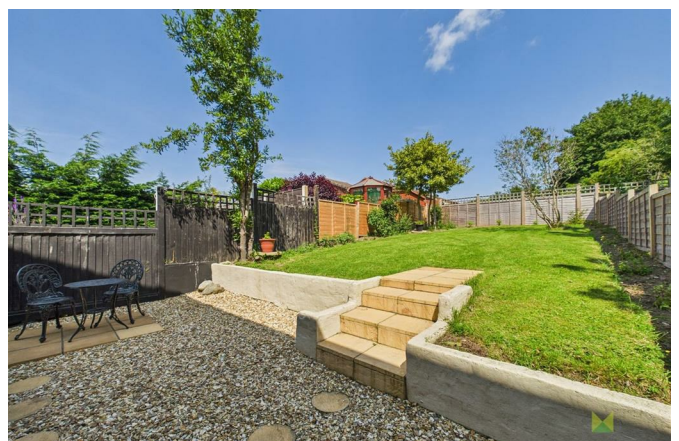
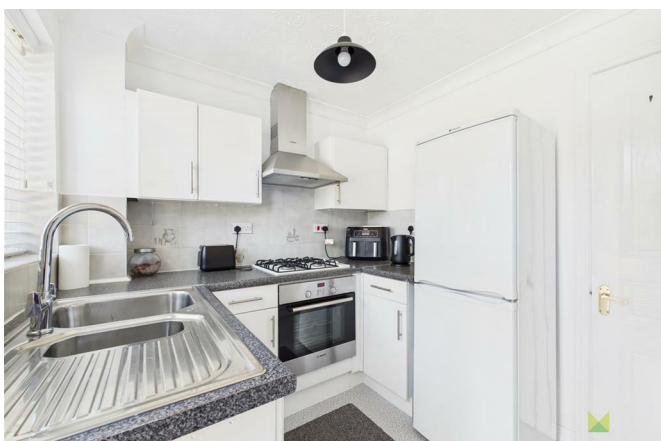
7 Crampton Court Oswestry SY11 2YP



1 Bedroom House - Semi-Detached
Offers In Excess Of £165,000

The features

- BEAUTIFULLY PRESENTED ONE BEDROOM HOME
- GODD SIZED LOUNGE
- DOUBLE BEDROOM WITH FITTED STORAGE
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "
- PERFECT FOR FIRST TIME BUYERS, OR INVESTORS
- KITCHEN WITH INTEGRATED OVEN AND HOB
- RECENTLY FITTED BATHROOM SUITE
- ENCLOSED REAR GARDEN
- VIEWINGS HIGHLY RECOMMENDED



***** WELL PRESENTED ONE BEDROOM SEMI DETACHED *****

This fabulous 1 Bedroom semi detached home has recently undergone modernisation and improvement and is perfect for a First Time Buyer.

Occupying an enviable position in this much sought after location with excellent amenities on hand and ease of access to the A5/M54 motorway network.

The accommodation briefly comprises good sized Lounge, Kitchen with oven and hob, Double Bedroom and Bathroom with shower.

The property has the benefit of gas central heating, double glazing, enclosed rear garden and driveway with parking for multiple vehicles.

Viewings Recommended.

Property details

LOCATION

The properties occupies an enviable position on a sought after estate on the edge of the popular Market Town of Oswestry. A short walk into the town centre which boasts great amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. Perfect for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

ENTRANCE

Covered entrance with composite door leading from the driveway into,

LOUNGE

A good side room with window to the front aspect. Feature fireplace with surround and hearth, TV and media point, staircase leading to the First Floor Landing. Laminate flooring, radiators. Door leading into,

KITCHEN

The kitchen has been recently fitted with a modern range of white high gloss fronted units incorporating sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and space for appliances. Inset 4 ring hob with oven and grill beneath and extractor hood over, matching range of eye level wall units.. Useful under stairs storage, radiator, window and door to garden.

FIRST FLOOR LANDING

Staircase leads from the Lounge to the First Floor Landing, with window to rear aspect.

BEDROOM 1

Good sized double bedroom with window overlooking front. mirror fronted double wardrobe and further built in storage cupboard. Radiator.

BATHROOM

Recently fitted with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over paved pathway, with concrete driveway providing ample parking for multiple vehicles and further area laid to lawn. Side access gate leads into the good sized Rear Garden with paved entertainment area and large area laid to lawn and enclosed by 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 mains are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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/buy/mortgage-calculator/) 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.

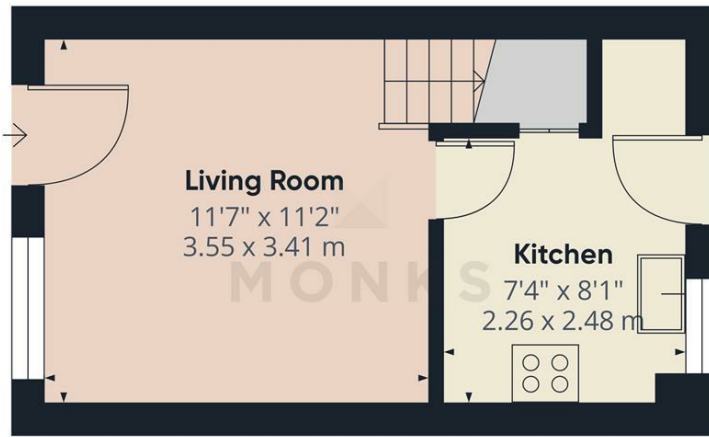
NEED TO CONTACT US

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.

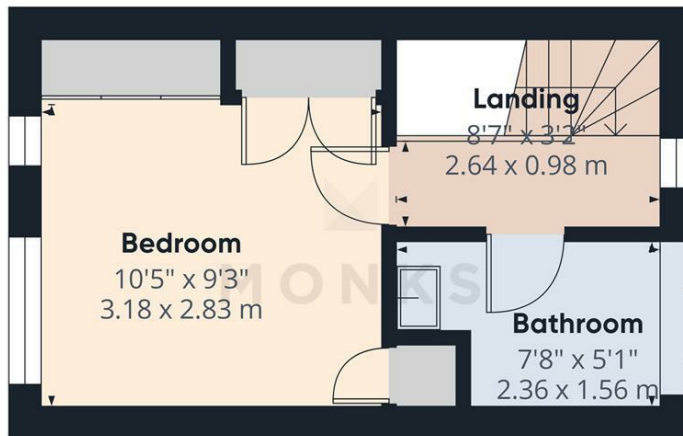
7 Crampton Court, Oswestry, SY11 2YP.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
401 ft²
37.2 m²

(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



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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		87
(81-91) B		
(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	

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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.