

# 54 Hampton Road Oswestry Shropshire SY11 1SW



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £285,000**

## The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- ENVIABLE POSITION ON THE EDGE OF MARKET TOWN
- THREE DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- ENERGY PERFORMANCE RATING "
- SCOPE FOR MODERNISATION AND IMPROVEMENT
- OPEN PLAN LOUNGE & DINING ROOM | KITCHEN
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



### \*\*\* SPACIOUS THREE BEDROOM DETACHED BUNGALOW \*\*\*

**An opportunity to purchase this three bedroom detached bungalow occupying a truly enviable position on the edge of Oswestry. Having scope for modernisation and improvement perfect for those looking to downsize whilst retaining space.**

**Occupying an enviable position on this sought after road on the edge of the popular market town of Oswestry, having ease of access to a wealth of local amenities and transport links including bus route, railway station at Gobowen and the A5/ M54 motorway network.**

**The property briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms with fitted wardrobes and bathroom.**

**Having benefit of gas central heating, driveway and garage with off road parking 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 HALLWAY

Covered entrance and door leads into the entrance hall, access to loft space, door opening to airing cupboard with fitted shelves. Doors leading off,

#### LOUNGE

With window to the front aspect, feature electric fire with surround and hearth, wooden flooring, coved ceiling. Radiator, leading into,

#### DINING ROOM

With window to the front aspect. Radiator.

#### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units, space for oven with extractor hood over. Window and door to the side aspect.

#### BEDROOM 1

With window to the rear aspect. Fitted wardrobes with mirrored doors. Radiator.

#### BEDROOM 2

With window to the rear aspect, fitted wardrobes with mirrored doors. Radio.

#### BEDROOM 3

With window to the side aspect, fitted wardrobes. Radiator

#### FAMILY BATHROOM

with window to the side aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Radiator.

#### GARAGE

With electric up and over door to the front aspect, window and pedestrian door to the rear aspect.

#### OUTSIDE

To the front of the property there is a large driveway with ample off road parking and leading to the garage. Area laid with lawn and pathway leading to the rear garden.

The rear garden is largely laid with slabs for ease of maintenance. Range of flower borders and 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 , 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.

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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

## Oswestry office

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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