

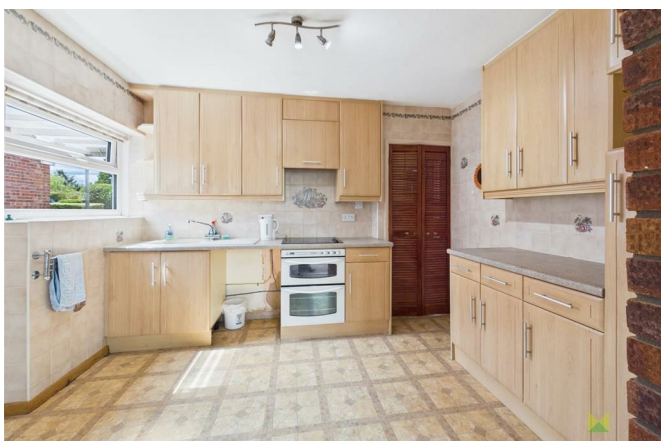
36 Whitefriars Oswestry SY11 2LN



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £175,000

The features

- SPACIOUS TWO BEDROOM BUNGALOW
- SPACIOUS LOUNGE AND CONSERVATORY
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- SCOPE FOR MODERNISATION
- KITCHEN AND DINING ROOM
- SHOWER ROOM
- FRONT AND ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



*** CONVENIENT TWO BEDROOM SEMI DETACHED BUNGALOW ***

An opportunity to purchase this spacious two bedroom semi detached bungalow offering scope for improvement and modernisation giving the new owners an opportunity to make it their own.

Occupying a convenient position close to public transport and just a short drive into the Market Town Centre, and having ease of access to the A5/ M54 motorway network.

Briefly comprising of Porch and Reception Hall, Lounge, Kitchen, Dining Room Conservatory, Two Double Bedrooms and Shower Room.

Having benefit of gas central heating, driveway and garage with off road parking, front gardens and enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in the heart of this popular market Town. A short drive or stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

RECEPTION HALL

Entrance door leading into the Reception Hall. Door opening to storage cupboard. Radiator, access to loft space and further doors leading off,

LOUNGE

With window to the front aspect, feature electric fire. Radiator, TV and Media points.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Drainer sink set into base level unit with mixer tap. Integrated double oven/ grill with inset four ring induction hob and extractor hood over. Further range of wall mounted units. Partially tiled walls, window to the side aspect and door leading out to the driveway. Radiator, leading into,

DINING ROOM

Archway leads into the Dining Room with ample space for dining table. Radiator, sliding doors leading into,

CONSERVATORY

Being of brick base and sealed unit with windows overlooking the rear aspect. Two doors leading out to the Rear Garden.

BEDROOM 1

With window to the rear aspect, fitted wardrobes and further fitted cupboard with shelving. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

SHOWER ROOM

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

GARAGE

With up and over door to the front. Pedestrian door to the side aspect.

OUTSIDE

To the front of the property there is a driveway with off road parking for several vehicles and leading to the garage. Pathway leads to the front and side access doors. Area laid with gravel with established specimen trees to the front aspect. The rear garden is also laid with gravel and well stocked with a range of herbaceous shrubs and specimen tree's

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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

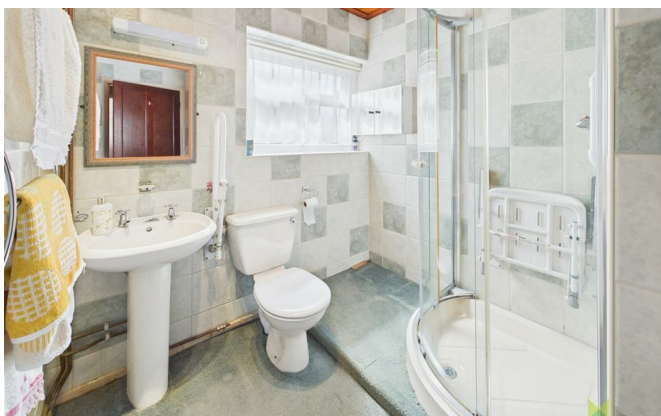
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

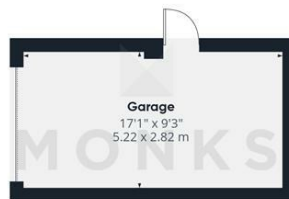
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Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
916 ft²
85.1 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



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		
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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- 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.