

# Camelot Chirk Road Gobowen Oswestry SY11 3LB



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £269,950**

## The features

- EXCELLENT DETACHED BUNGALOW
- ENVIABLE SELF SUFFICIENT VILLAGE LOCATION
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- PERFECT FOR THOSE LOOKING TO DOWNSIZE WITH SPACE
- VIEWING RECOMMENDED.
- SET IN BEAUTIFULLY ESTABLISHED WELL STOCKED GARDENS
- RECEPTION HALL, GENEROUS LOUNGE, KITCHEN, GARDEN ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- NO UPWARD CHAIN
- EPC GRADE F



### \*\*\* TRADITIONAL DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this well maintained 2 bedroom detached bungalow set in lovely established gardens set well back from the road within a gated driveway.

Occupying an enviable position on the edge of this popular self sufficient village with excellent amenities and being a short stroll from the Railway Station which has links to Shrewsbury, Chester and London.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen, Garden Room, 2 double Bedrooms and Shower Room.

The property has the benefit of double glazing, oil central heating, driveway with ample parking, garage and delightful, well stocked gardens which offer a good deal of privacy, particularly to the rear and bordered by primary school sports field.

Viewing recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

### RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, radiator. Cupboard housing hot water cylinder.

### LOUNGE

A generous sized room with bay window overlooking the front. Brick fireplace extending to the side with TV display plinth, media point, and two radiators.

### KITCHEN

Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and range of eye level wall units. Radiator, and cupboard housing central heating boiler Large picture window overlooking the rear and door to

### GARDEN ROOM

A useful multi purpose room, naturally well lit with window and doors to both elevations.

### BEDROOM 1

A generous double room having window overlooking the rear garden. Excellent range of fitted bedroom furniture, radiator.

### BEDROOM 2

another generous double room with window overlooking the front, range of fitted wardrobes, radiator.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear, access to loft.

### OUTSIDE

The property is set well back from the road, approached through double opening gates over driveway with ample parking for numerous vehicles and leading to the detached brick built Garage, with up and over door, power and lighting.

The Gardens are a particular feature of the property having been established over the years and are beautifully well stocked with an abundance of flower, shrub and herbaceous beds with inset specimen and fruit trees. Good sized shaped lawns to the front which is well screened by tall hedging and conifers. Side pedestrian access leads around to the enclosed rear garden which has been laid for ease of maintenance to paved sun terrace again with well stocked beds and offering a good level of privacy bordered by primary school sports field. Brick built store.

### 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 mains electric, water and drainage are connected with oil fired central heating.

#### COUNCIL TAX BANDING

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

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Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>®</sup>**  
1055 ft<sup>2</sup>  
98.1 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



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## Get in touch

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## 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 CO2 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 CO2 emissions |                         |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC |           |

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