

# 5 Friars Close Oswestry SY11 2LR



3 Bedroom Bungalow - Semi Detached  
Offers In Excess Of £190,000

## The features

- SPACIOUS THREE BEDROOM BUNGALOW
- ENTRANCE HALL, LOUNGE, KITCHEN
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- OFFERING SCOPE FOR MODERNISATION
- THREE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING



### \*\*\* THREE BEDROOM SEMI DETACHED BUNGALOW \*\*\*

**An opportunity to purchase this spacious three bedroom semi detached bungalow offering scope for modernisation throughout, perfect for first time buyers or those looking to downsize.**

**Occupying an enviable position on the edge of the market town of Oswestry and having ease of access to all of it's local amenities.**

**Briefly comprising of entrance hall, lounge, kitchen, three bedroom and bathroom.**

**Having benefit of ease of access to local amenities, off road parking 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.

##### **ENTRANCE HALL**

Covered entrance and door leading into the entrance hall. Access to loft space, electric heater. Doors leading off,

##### **LOUNGE**

With window to the rear aspect. Feature gas fire with surround and hearth, TV and media point, door leading into,

##### **KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit. Space for freestanding cooker, and further space below work surface for washing machine. Space for fridge/freezer. Window to the side and rear aspect and door leading into the rear porch being of brick base and sealed unit with door leading out to the rear garden.

##### **BEDROOM 1**

With window to the front aspect and large built in wardrobes.

##### **BEDROOM 2**

With window to the front aspect.

##### **BEDROOM 3**

With window to the side aspect.

##### **BATHROOM**

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

##### **OUTSIDE**

To the front of the property there is a large driveway providing ample off road parking and leading to the entrance door and Garage which provide further off

road parking/ storage. Area laid with lawn and partially bordered by fencing.

The rear garden is largely laid with slabs for ease of maintenance with raised flower borders and enclosed with fencing.

##### **GENERAL INFORMATION**

###### **TENURE**

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

###### **SERVICES**

We are advised that mains services are connected.

###### **COUNCIL TAX BANDING**

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

## 5 Friars Close, Oswestry, SY11 2LR.

3 Bedroom Bungalow - Semi Detached  
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## Judy Bourne

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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 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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