

# 27 Cabin Lane Oswestry SY11 2LY



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £255,000**

## The features

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE/ DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN
- ENVIABLE POSITION CLOSE TO TOWN
- KITCHEN AND UTILITY ROOM
- TWO FURTHER DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "



**\*\*\* SPACIOUS DETACHED BUNGALOW CLOSE TO AMENITIES \*\*\***

An opportunity to purchase this three bedroom Bungalow - perfect for those looking to downsize and offered for sale with no onward chain.

Occupying an enviable position in this sought after location with excellent facilities on hand and being a pleasant stroll from the Town Centre.

Briefly comprising of Reception Hallway, Lounge, Kitchen, Three Bedrooms and Bathroom

The property has the benefit of double glazing, gas central heating, driveway with parking, and enclosed Rear Garden.

Viewing recommended.

## Property details

### LOCATION

#### ENTRANCE HALL

Covered entrance and porch leads into the reception hall with access to loft space. Radiator, doors leading off,

#### LOUNGE/ DINING ROOM

Well lit with two windows to the front aspect. Wall mounted electric fire and surround. Ample space for dining table. Radiator, further door leading into,

#### KITCHEN

With range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink, cooker with extractor hood over. Further space for freestanding fridge/ freezer. Further range of matching wall mounted units. Window to the side aspect, door leading into,

#### UTILITY ROOM

With space below work surface for washing machine. Door leading out to the rear garden.

#### PRINCIPAL BEDROOM

Double bedroom with window to the rear aspect. Radiator, door leading into

#### EN SUITE

With shower cubicle, WC and wash hand basin. Radiator.

#### BEDROOM 2

With window to the rear aspect. Built in wardrobes. Radiator

#### BEDROOM 3

With window to the side aspect. Radiator.

#### 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 up and over door to the front and pedestrian door to the rear aspect.

#### OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles. Area laid with block paving for ease of maintenance.

The rear garden has been laid with paving slabs and decorative shingles making the garden ease of maintenance.

### 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, gas, water and drainage are connected with gas fired central heating.

#### COUNCIL TAX BANDING

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