

# 6 Heather Bank Gobowen Oswestry SY11 3PT



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £269,500**

## The features

- WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW
- FITTED KITCHEN AND SUNROOM
- ATTRACTIVE SHOWER ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- ENERGY PERFORMANCE RATING 'B/C'
- GOOD SIZED LOUNGE/ DINING ROOM
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL
- NO ONWARD CHAIN



### \*\*\* IMMACULATE 3 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this much improved 3 bedroom detached bungalow, Occupying an enviable position on the edge of this much sought after village offering a good level of privacy and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, Conservatory, Kitchen with appliances, 3 generous Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing highly recommended. No Onward Chain

## Property details

### LOCATION

The property occupies an enviable cul de sac position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links to Shrewsbury, Chester and London. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

### ENTRANCE HALLWAY

From the driveway door leads into the Entrance Hallway, hatch providing access to the roof space, door opening to storage cupboard. Radiator, doors leading off,

### LOUNGE

A good sized lounge also providing space for seating dining area, TV and media point, radiator and glazed sliding door leading into,

### SUN ROOM

An excellent addition to this bungalow providing further seating and entertaining area with tiled flooring and glazing to three sides. Doors leading out to the Rear Garden.

### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with worktop over, inset single drainer sink with mixer tap and window above overlooking the Rear Garden. Integrated oven/ grill with four ring gas hob over, tiled walls, further range of matching tall standing cupboards, space for freestanding fridge/ freezer. Tiled flooring, radiator.

### BEDROOM 1

A good sized double bedroom with window to the front aspect, fitted wardrobes. Radiator, coved ceiling

### BEDROOM 2

Another good sized double bedroom with window to the front aspect, fitted wardrobes. Radiator, coved ceiling

### BEDROOM 3

Double bedroom, window to side aspect. Radiator, coved ceiling.

### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle with electric shower, WC and wash hand basin. Window to the side aspect, fully tiled walls and tiled flooring. Radiator, storage unit.

### GARAGE

With up and over doors, power points and door to the side aspect leading into the Rear Garden.

### OUTSIDE

The property is approached over the driveway which provide ample parking for multiple vehicles, large area laid to lawn and flower beds with established shrubs. Side access gate leads into the Rear Garden with large patio area laid with slabs for easy maintenance, steps leading up to a further paved seating area perfect for those who love to dine alfresco. Flower borders laid with established shrubs and specimen trees.

### 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 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](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.

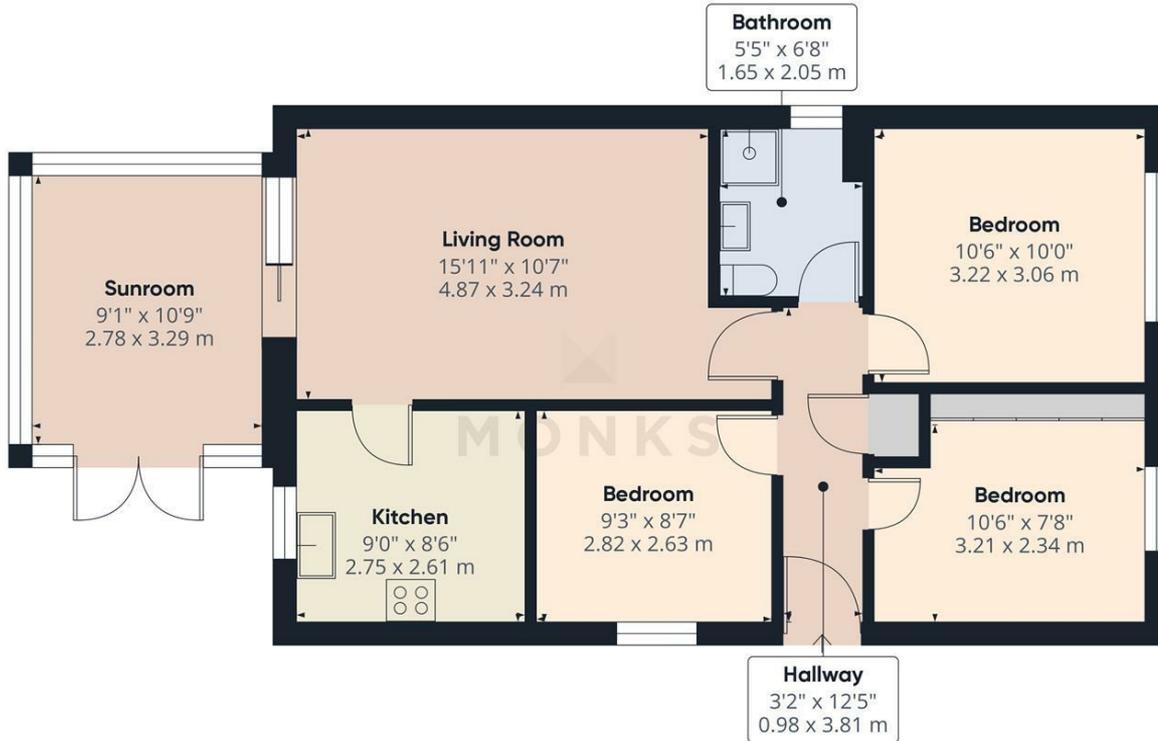
#### NEED TO CONTACT US

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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Approximate total area<sup>®</sup>  
732.59 ft<sup>2</sup>  
68.06 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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## Get in touch

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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

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