

2 Juniper Close St. Martins Oswestry SY11 3QL



3 Bedroom House - Detached
Offers In Excess Of £255,000

The features

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE & KITCHEN/ DINING ROOM
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN | FURTHER PARKING
- IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES
- CONVENIENT POSITION CLOSE TO AMENITIES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- OFFERING SCOPE FOR MODERNISATION & IMPROVEMENT
- OFFERED FOR SALE WITH NO UPWARD CHAIN



*** SPACIOUS THREE BEDROOM DETACHED HOME ***

An opportunity to purchase this three bedroom detached family home, offering spacious living accommodation with scope for modernisation and improvement. The property is vacant and offered for sale with no onward chain, providing an excellent opportunity for buyers looking to put their own stamp on a property.

Occupying an enviable position on the edge of the popular village of St Martins which offers a wealth of amenities on hand along with ease of access to the nearby market towns of Oswestry & Ellesmere offering a further range of amenities and transport links perfect for commuters.

Briefly comprising of entrance hallway, lounge, kitchen/ dining room, cloakroom, principal bedroom with en suite, two further bedrooms and family bathroom.

The property has benefit of gas central heating, partial double glazing, driveway and garage with off road parking, front garden and enclosed rear garden with fabulous views over fields.

Viewings essential

Property details

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Superstore, Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills. Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North. There are good public transport links with a local bus service and Gobowen main line Railway Station 2 miles away with links to London and other cities only two miles away

ENTRANCE HALLWAY

Covered entrance with door leading into the Entrance Hallway. Staircase leading to the First Floor Landing. Radiator, door leading into,

LOUNGE

With bow window to the front aspect allowing plenty of light. Feature electric fireplace with surround and hearth. Radiator, coved ceiling, wooden effect laminate flooring, door leading into,

KITCHEN/ DINING ROOM

The kitchen is 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, integrated oven/ grill with inset four ring gas hob and extractor hood over. Space below work surface for washing machine and fridge. Door leading out to the rear garden, peninsular divide.

DINING AREA- With french doors leading out to the Rear Garden. Radiator

CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing, Window to the side aspect, door opening to storage cupboard, access to loft space. Doors leading off,

PRINCIPAL BEDROOM

With window to the front aspect. Radiator, door leading into,

EN SUITE

With window to the side aspect and suite comprising of walk in shower, WC and wash hand basin. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath, WC and wash hand basin. Radiator.

GARAGE

With up and over door to the front aspect.

OUTSIDE

To the front of the property there is two tarmac driveways providing ample off road parking. Area laid with lawn, gate leading into the rear garden.

The rear garden has a paved patio perfect for entertaining with friends and family, area laid with lawn, wooden storage shed. Enclosed with fencing, views over the rear garden.

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 A - 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

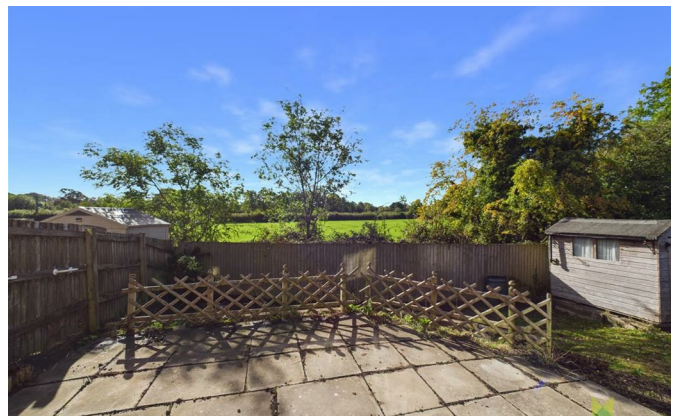
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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