

# 2 The Nursery Morda Road Oswestry SY11 2AU



**2 Bedroom Bungalow - Semi Detached**  
**Offers In The Region Of £240,000**

## **The features**

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE AND FITTED KITCHEN
- DRIVEWAY AND GARAGE PROVIDING PARKING
- NO UPWARD CHAIN
- ENERGY PERFORMANCE RATING 'D'
- ENVIABLE LOCATION DOWN A PRIVATE DRIVE
- TWO DOUBLE BEDROOMS AND BATHROOM
- GARDENS TO THE FRONT AND REAR FOR EASE OF MAINTENANCE
- EARLY VIEWING RECOMMENDED.



**\*\*\* TWO BEDROOM BUNGALOW - NO ONWARD CHAIN \*\*\***

An opportunity to purchase this 2 bedroom bungalow, perfect for those looking to downsize and with some scope for modernisation.

Ideally placed for a range of local amenities and being a short drive from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen, Two Bedrooms and Bathroom.

The property has the benefit of gas central heating, front garden and enclosed rear garden, driveway and garage providing off road parking.

Viewings Essential

## Property details

### LOCATION

#### ENTRANCE HALLWAY

Covered entrance leads into Entrance Hallway with access to roof space, door opening to storage cupboard. Radiator and further doors leading off,

#### LOUNGE

A well lit room with bow window to the front aspect, feature gas fire with surround and hearth, coved ceiling. Radiator.

#### KITCHEN/ BREAKFAST ROOM

Fitted with a range of base level units comprising of cupboards and drawers with worktop over. Single drainer sink set into base units, space for range of appliances. Partially tiled walls and further range of matching wall mounted units. Mounted gas combination boiler and window to the rear aspect and door leading out to the Rear Garden. Radiator.

#### BEDROOM 1

With window to the front aspect. Radiator.

#### BEDROOM 2

With window to rear aspect. Radiator.

#### BATHROOM

Suite comprising of panelled bath with shower head over, WC and wash hand basin. Tiled

#### GARAGE

With manual up and over door, power and lighting, side access door.

#### OUTSIDE

To the front of the property there is area laid with lawn and flower beds with established shrubs. Driveway provides off road parking for multiple vehicles and side access leads to the Rear Garden. Paved patio area perfect for entertaining, and area laid with turf, flower borders and enclosed with fencing.

### 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 water, sewage, electric and gas 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

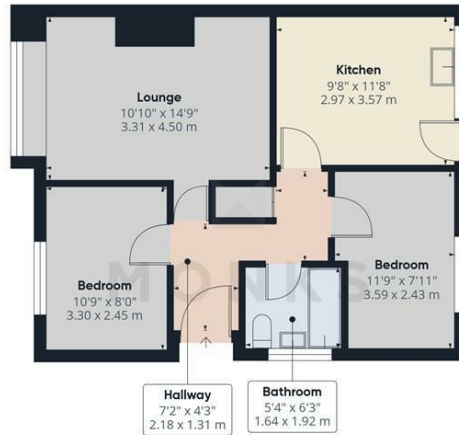
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



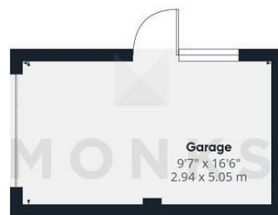
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Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>®</sup>**  
722.05 ft<sup>2</sup>  
67.08 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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**

### 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		
<b>England &amp; Wales</b>	64	73
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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