

10 Walford Road Oswestry SY11 2JU



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

The features

- EXCELLENT SIZED SEMI DETACHED DORMER BUNGALOW
- RECEPTION HALL WITH SHOWER/CLOAKROOM
- DOUBLE GROUND AND FIRST FLOOR BEDROOMS AND BATHROOM
- LOVELY WELL STOCKED GARDENS
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN



*** 3 BEDROOM DORMER STYLE BUNGALOW ***

An excellent opportunity to purchase this deceptively spacious 2 bedroom semi detached bungalow, offering some scope for improvement and perfect for those looking to downsize.

Occupying an enviable position in this popular location close to the Town and an excellent range of amenities. For commuters there is ease of access onto the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Shower/Cloakroom, good sized Lounge, Kitchen/Dining Room, Utility Room, Ground Floor double Bedroom and First Floor double Bedroom and Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and lovely well stocked gardens to the front and ease of maintenance garden to the rear.

Offered for sale with no upward chain, early viewing recommended.

Property details

LOCATION

RECEPTION HALL

Wooden and glazed door with side screen to Reception Hall with useful under stairs recess, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Tiled surrounds, window to the side, radiator.

LOUNGE

A generous sized room with patio doors leading onto the rear garden, fireplace with wooden lintel over, media point, radiator.

GROUND FLOOR BEDROOM

A versatile room with bow window to the front, radiator.

KITCHEN/DINING ROOM

Dining Area with window to the side, radiator.

The Kitchen is fitted with range of wooden fronted units incorporating one and half bowl sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for appliances and range style cooker. Tiled surrounds and matching eye level wall units, windows to the side and rear, laminate floor covering.

UTILITY ROOM

A good sized dual aspect room with doors to the front and rear gardens. Ample space for appliances, tiled floor and personal door to Garage.

FIRST FLOOR LANDING

with window to the front, radiator.

DOUBLE BEDROOM

with window to the front, radiator. Large walk in under eaves storage which could provide a great walk in wardrobe/dressing room.

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Window to the side, tiled surrounds, radiator.

OUTSIDE

The property is approached over brick paved driveway providing parking and leading to the Garage with electric up and over door, power and lighting and personal door to the Utility.

The Front garden is laid to lawn with well stocked flower, shrub and herbaceous beds with an additional garden to the side again beautifully stocked. Side pedestrian access to the Rear Garden which has been paved for ease of maintenance with raised flower beds and offers a good level of privacy being 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 electricity, water and waste are connected and mains gas.

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

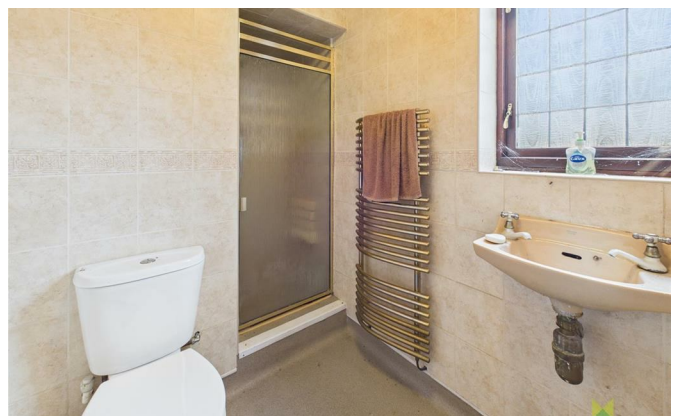
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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



Floor 1



Approximate total area^m
1273 ft²
118.3 m²

Reduced headroom
48 ft²
4.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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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