

26 Henry Robertson Drive Gobowen Oswestry SY11 3GY



2 Bedroom House - End Terrace
£775 PCM

The features

- WELL MAINTAINED THROUGHOUT
- FITTED KITCHEN
- LIVING/DINING ROOM
- BATHROOM
- PARKING SPACE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- UTILITY ROOM
- TWO BEDROOMS
- REAR GARDEN
- EPC RATING C



****TWO BEDROOM END TERRACE HOUSE WITH GARDEN AND PARKING****

A well presented modern end mews property with double glazing and gas central heating. The accommodation briefly comprises: Entrance Hallway, Utility Room, Fitted Kitchen, Living/Dining Room, Two Bedrooms and Bathroom. Outside is parking to the front and a delightful enclosed entertaining garden to the rear.

Property details

ENTRANCE HALLWAY

With composite double glazed entrance door, wood effect flooring, radiator, cupboard housing the main wall mounted gas boiler with storage. Doors to Lounge and Kitchen. Door to:

UTILITY ROOM

With fitted shelving, plumbing for washing machine, shelf for dryer and extractor fan.

KITCHEN

Fitted kitchen with base and wall units and work surface over, built in stainless steel electric oven, gas hob and extractor over. One and a half bowl sink with mixer tap, plumbing for dish washer, space for appliances, vinyl flooring, radiator and window to the front.

LIVING/DINING ROOM

Having window to the rear and French doors opening onto the rear garden, under stairs storage, television and telephone points, wood effect flooring and two radiators.

Stairs lead to:

STAIRS AND LANDING

With doors to all rooms.

BEDROOM 1

With window to rear, built in cupboard with shelving, radiator.

BEDROOM 2

Having window to the front, loft hatch and radiator.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with glass screen and mixer shower, vanity wash hand basin with mixer tap, dual flush WC, tiled walls, shaver socket, extractor fan, radiator and obscured window to the front.

OUTSIDE

To the front is a parking space and paving leading to the entrance door. To the rear is an attractive enclosed garden with entertaining patio area, lawn and shrub border, enclosed fencing and outside lighting.

DIRECTIONS

From Oswestry proceed along out of town and at the roundabout take the Gobowen turning. Before entering the village at the first roundabout take the left turn to Wats Meadow and follow the road around turning second right as you enter the development into Henry Robertson Drive. The property will be found on the right hand side.

26 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY.

2 Bedroom House - End Terrace
£775 PCM





Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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 | | 92 |
| (81-91) B | | |
| (69-80) C | | 77 |
| (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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.