



WOODHEAD
OSWESTRY SALES & LETTINGS



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 83 |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | 66 | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| 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 | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |



15 Hampton Rise, Oswestry, SY11 1ST Offers in the region of £275,000

Woodheads are delighted to bring to the market this Three Bedroom Detached Bungalow in a well sought after area within Oswestry. The property briefly comprises, Kitchen, Utility Room, Two Receptions, Conservatory and Bathroom. Externally the property benefits from an enclosed rear garden mainly laid to lawn with a patio seating area. Viewings are highly recommended to appreciate the space and what this property can offer!

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Directions

From our office in Leg Street follow the one way onto Beatrice Street, turning left onto Castle Street then right into B4580 to Willow Street, past the fire station on the right then left into Hampton Rise. The property will be on the left identified by the Agents Fore Sale board.

Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Hallway

3.16m x 3.55m (10'4" x 11'7")

With carpet, pendant light and single panel radiator, temperature control panel and access to the roof space via loft hatch. Airing cupboard.

Reception Room One

3.61m x 4.37m (11'10" x 14'4")

Front aspect uPVC double glazed window, carpet flooring and pendant light. Single panel radiator and inset fireplace with marble effect surround. TV point.



Reception Room Two

3.01m x 6.18m (9'10" x 20'3")

Front aspect uPVC double glazed window, carpet flooring, pendant light and single panel radiator with thermostatic valve. TV point.

Door into:

Kitchen

7.94m x 1.63m (26'0" x 5'4")

The Gallery style kitchen comprises a range of eye and base level units including a double stainless steel sink

and drainer with mixer tap over, split oven and 4 ring electric hob with extractor hood over. Space for fridge/freezer and dishwasher. Front aspect half glazed uPVC door, rear aspect door into the Utility Room and skylight above the hob. Lino tiled flooring and single panel radiator with thermostatic valve.

Utility Room

3.47m x 1.81m (11'4" x 5'11")

Within a range of units, space and plumbing for a washing machine, rear aspect uPVC double glazed window and wooden rear door.

Bedroom One

3.01m x 3.96m (9'10" x 12'11")

Rear aluminium patio doors into the Conservatory. Wardrobe/storage cupboard and single panel radiator. Carpet flooring and pendant light.

Conservatory

2.68m x 3.63m (8'9" x 11'10")

Wooden framed double glazed windows at full height, glazed door into the garden and tiled floor. Single panel radiator with thermostatic valve.



Bedroom Two

3.64m x 3.18m (11'11" x 10'5")

Built in cupboards & wardrobes, single panel radiator and rear aspect wooden double glazed window. Pendant light and carpet flooring.

Bedroom Three

2.69m x 1.94m (8'9" x 6'4")

Side aspect uPVC double glazed window, single panel radiator and pendant light. Full length wall wardrobes and cupboards, TV point and carpet flooring.

Family Bathroom

1.95m x 1.99m (6'4" x 6'6")

The bathroom comprises a low level flush WC and bidet, pedestal wash hand basin and shower cubical. Heated towel rail and side aspect frosted window into the kitchen. Tiled floor.



Externally

To the rear of the property is an enclosed garden, mainly laid to lawn with a variety of mature shrubs and bushes, a pathway to the bottom provides a pergola and patio area for seating, x2 greenhouses and a shed at the end of the garage.

Garage

5.32m x 2.81m (17'5" x 9'2")

With up and over door, electrics and concrete flooring.

Council Tax

The council tax band for the property is 'D' and the local authority is Shropshire Council.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage and gas oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.