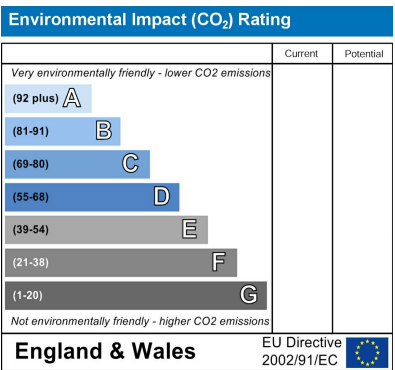
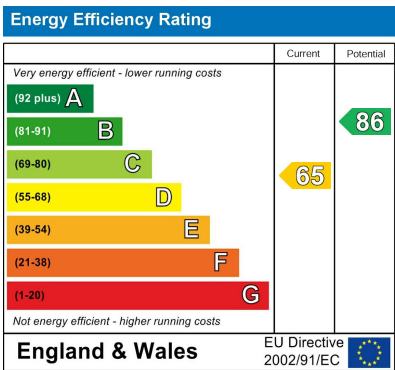


WOODHEAD
OSWESTRY SALES & LETTINGS



8 Guinevere Close, Oswestry, SY11 1UD

Offers in the region of £265,000

Woodhead are delighted to present this modern three bedroom detached house to the market. Benefitting from gas central heating, UPVC double glazing, Kitchen and lounge/diner with patio doors into rear garden, separate downstairs WC, three bedrooms, driveway and new front path. Viewings highly recommended to appreciate the location and accommodation.



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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Entrance Hall
5.281 x 2.056 (17'3" x 6'8")
Front UPVC door and windows, temperature control, radiator with thermostatic valve and woden floor

Guest Cloakroom
Under stairs Cloakroom with wooden floor, basin, low level WC and extractor fan

Lounge
5.193 x 3.636 (17'0" x 11'11")
Front aspect UPVC windows, double panel radiator with thermostatic valve, log brner set in a fire place, wooden floor



Dining room
2.902 x 3.357 (9'6" x 11'0")
Rear aspect UPVC patio doors, radiator with thermostatic valve, wooden floor



Kitchen
2.949 x 3.285 (9'8" x 10'9")
Rear aspect UPVC windows, side aspect half glazed UPVC door. Range of eye and base units. intregral oven, gas hob, fridge freezer, dishwasher, stainless steel sink unit with mixer tap and space for washing machine.



Landing
Fitted carpet on stairs and landing, airing cupboard and loft hatch

Bedroom 1
3.724 x 3.638 (12'2" x 11'11")
Side aspect UPVC windows, radiator with thermostatic valve and fitted carpet



Bedroom 2
3.821 x 4.587 (12'6" x 15'0")
Front and side aspect UPVC windows, fitted carpet and single radiator panel with thermostatic valve



Bedroom 3
2.795 x 3.487 (9'2" x 11'5")
Front aspect UPVC windows, built in cupboard, fitted carpet, radiator with thermostatic valve,



Family bathroom
2.038 x 2.306 (6'8" x 7'6")
Tled floor and walls, bath with electric shower over, side aspect UPVC frosted glass windows, heated towel rail, basin and low level WC



Garage
5.394 x 2.731 (17'8" x 8'11")
Solid floor, side aspect window, up and over door, power and lighting

Front Garden
Two car driveway, wide front path and lawn



Rear garden
Mainly laided to lawn with shed and side gate access



HOURS OF BUSINESS
Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

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.

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 .

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