

FOR SALE

6 Braddan Cottages, New Road, Gobowen, Oswestry, SY11 3JH



TOTAL FLOOR AREA: 631 sq. ft. (58.6 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

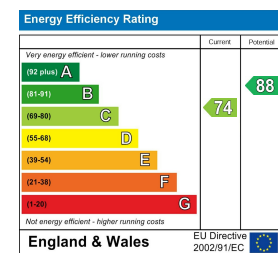
Offers In The Region Of £145,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well designed and conveniently located two-bedroom end-of-terrace property boasting allocated parking and easy care rear gardens, situated in the centre of the popular village of Gobowen.



01691 622 602

Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
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Oswestry (3.5 miles) Wrexham (12 miles) and Shrewsbury (20 miles)
(All distances approximate)



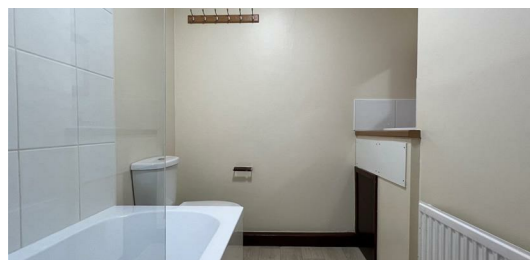
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well Designed
- Two Bedrooms
- Easily Maintained Rear Garden
- Off Street Parking
- Edge of Village Location
- Close to Amenities

DESCRIPTION

Halls are delighted with instructions to offer 6 Braddan Cottages in Gobowen for sale by private treaty.

6 Braddan Cottages is a well designed and conveniently located two-bedroom end-terrace property boasting allocated parking and easy care rear gardens, situated in the centre of the popular village of Gobowen.

The property, which has been well maintained, comprises an Entrance Porch, Living Room (with new carpets), Kitchen/Breakfast Room, and two first floor Bedrooms, together with a family Bathroom.

Externally, the property is complimented by front and rear outdoor space with the former of these offering space for the parking of at least two cars with, to the rear, an easily maintained garden comprising gravelled areas and a patio.

The sale of 6 Braddan Cottages does, therefore, offer the very rare opportunity for purchasers to acquire a well designed two-bedroom end of terrace property conveniently situated within reach of all amenities in the popular village of Gobowen.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panelling in to an:

LIVING ROOM

14'11" x 11'5" (4.55m x 3.49m)
New fitted carpet as laid, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor with doors beneath opening in to understairs storage area. A door from the Living Room leads to the:

KITCHEN/BREAKFAST ROOM

12'7" x 11'5" (3.85m x 3.49m)
Tiled flooring, UPVC double glazed window on to rear elevation, UPVC door with opaque glazed panelling leading out on to patio area and garden beyond, a selection of base and wall units with planned spaces for appliances with wood effect roll topped work surfaces above, inset stainless steel sink (H&C) with draining area to one side, panelled splash backs, four ring electric hob with electric oven below and stainless steel extractor above, wall mounted Worcester Bosch combination boiler and planned space for table for dining.

FIRST FLOOR LANDING

Fitted carpets as laid, inspection hatch to loft space and a door in to:

BEDROOM ONE

11'5" x 11'5" (3.49m x 3.48m)
Fitted carpets as laid, UPVC double glazed window on to front elevation and a door in to over stairs storage cupboard which contains a radiator, slatted shelving and clothes rails.

BEDROOM TWO

11'5" x 7'4" (3.49m x 2.25m)
A continuation of the fitted carpet as laid and UPVC double glazed window on to rear elevation.

FAMILY BATHROOM

Vinyl flooring and a bathroom suite to include; panelled bath (H&C) mixer tap, mains fed shower, low flush WC and hand basin set in to vanity unit with light and shaving socket above and extractor fan.

OUTSIDE

To the front of the property is a tarmac area with space for the parking of at least two vehicles.

REAR GARDEN

The rear garden has been designed with ease of maintenance in mind and comprises a paved patio area offering space for outdoor dining/entertaining, leading on to a gravelled portion offering scope for further improvement.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.