



FOR SALE

Offers in the region of £132,500

190 Oswestry Road, Ellesmere, Shropshire, SY12 0BY

A well presented two-bedroom retirement bungalow which boasts driveway parking, intuitively designed living accommodation, and larger than expected gardens, conveniently situated within a popular development of similar properties on the edge of Ellesmere.





- Well Presented Bungalow
- Two Bedrooms
- Lovely Gardens
- On site Scheme Manager/24 hr Alarm System
- Off Road Parking
- Edge of Town Location

DESCRIPTION

Halls are favoured with instructions to offer 190 Oswestry Road in Ellesmere for sale by private treaty.

190 Oswestry Road is a well presented two-bedroom retirement bungalow which boasts driveway parking, intuitively designed living accommodation, and larger than expected gardens, conveniently situated within a popular development of similar properties on the edge of Ellesmere.

The internal accommodation currently comprises a Reception Hall, Lounge, Conservatory, Kitchen, two Bedrooms, and Shower Room. The property has the benefit of a 24 hour emergency alarm system, gas fired central heating, and is presented for sale with the fitted carpets included in the purchase price.

Externally, the property is complimented by gardens to both the front and rear, with the former of these featuring an area of lawn alongside a tarmac parking space with, to the rear, further lawned areas bordered by an attractive paved patio area and a timber storage/potting shed.

The sale of 190 Oswestry Road does, therefore, provide an excellent opportunity for buyers over the age of 60 (or 55 plus and in receipt of disability allowance), to purchase a conveniently situated two bedroom semi-detached bungalow with larger than expected gardens on the edge of Ellesmere.

SITUATION

190 Oswestry Road is situated on a development of similar properties on the edge of the North Shropshire Lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities and is, also, within easy motoring distance of the larger centres of Oswestry (8 miles) and Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to a:

RECEPTION HALL

With fitted carpet as laid, inspection hatch to a partially boarded loft space via a built in ladder, door in to a storage cupboard.

KITCHEN

7'11" x 7'6" (2.42 x 2.30)

With tiled flooring, UPVC double glazed window onto front elevation and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset stainless steel sink with (H&C) mixer tap over, freestanding cooker with four-ring gas hob and oven and grill below, with extractor hood over, planned space for further appliances which at present feature a freestanding fridge/freezer and freestanding washing machine.

LOUNGE

16'4" x 10'8" (4.98 x 3.27)

With a fitted carpet as laid, coved ceiling and fully glazed door, flanked by an internal window, leading into the:

CONSERVATORY

9'2" x 9'1" (2.80 x 2.79)

With wood-effect flooring, glazing onto three aspect, exposed brick walls, ceiling fan with light attachment, and UPVC glazed door leading out onto garden

BEDROOM ONE

11'1" x 8'11" (3.39 x 2.72)

With fitted carpet as laid and double glazed window to rear elevation.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



FAMILY BATHROOM

With tile-effect vinyl flooring, opaque UPVC window onto side elevation, and a bathroom suite comprising: low flush WC, shower cubicle with tiled surround, and hand basin set into vanity unit with storage drawers/cupboards below

BEDROOM TWO

8'0" x 7'11" (2.45 x 2.42)

With fitted carpet as laid and double glazed window to front elevation.

OUTSIDE

The property is approached off Oswestry Road onto a tarmac driveway with adjacent small lawned garden.

GARDENS

A particularly notable feature of the property, being larger than is typical for a property of this nature and having been well-maintained by the current vendor to provide areas of lawn interspersed by a paved pathway, alongside well-stocked floral beds and a paved patio area which represents a lovely spot for outdoor dining and entertaining.

The garden also features a recently installed timber storage/potting shed.

CONDITIONS

All purchasers must be 60 years of age or over, or in excess of 55 years and in receipt of disability allowance.

INTERVIEW

Prior to a commitment to purchase, a purchaser will need to attend an interview with the Scheme Manager.

FACILITIES

Oswestry Road retirement properties/complex offers the following facilities: On-site Scheme Manager, window locks, cavity wall insulation, parking spaces, gas central heating, 24 hour emergency alarm system with pull cords in each room, light switches and sockets set at such a position to avoid bending and stretching, service charge which includes external maintenance.



SERVICE CHARGE

We are advised of a current service charge of £206.40 per calendar month.

SERVICES

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

TENURE

We are informed that the property is of Leasehold tenure with a term of 99 years from and including 10th July 1989 (less one day).

N.B.

Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease, which are understood to be approximately £450 +VAT

LOCAL AUTHORITY

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

COUNCIL TAX

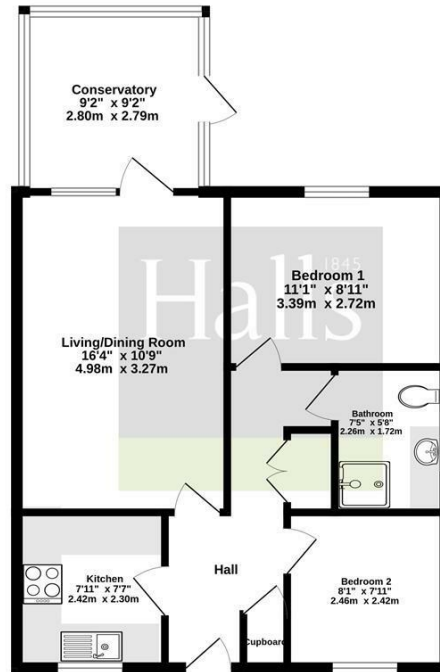
The property is in Band ' B ' on the Shropshire Council Register.

VIEWINGS

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

190 Oswestry Road, Ellesmere, Shropshire, SY12 0BY

Ground Floor
615 sq.ft. (57.1 sq.m.) approx.

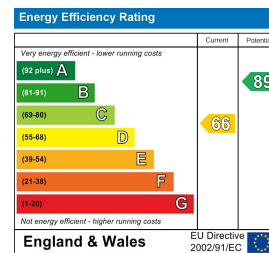


TOTAL FLOOR AREA - 615 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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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 Ratings



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
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