

10 Gatcombe Gardens Oswestry SY11 2YG



3 Bedroom House - Detached
Offers In The Region Of £255,000

The features

- ATTRACTIVELY PRESENTED DETACHED HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FAMILY ROOM/HOME OFFICE, KITCHEN/DINING ROOM, UTILITY ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- ENVIABLE LOCATION CLOSE TO ALL AMENITIES
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- 3 BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.



***** THREE BEDROOM DETACHED FAMILY HOME *****

An attractively presented and improved 3 bedroom detached home is perfect for a growing family or those looking to downsize.

Occupying an enviable cul de sac position in a sought after location on the edge of the popular market Town of Oswestry. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Family Room / Home Office, Kitchen / Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, enclosed Rear Garden

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

ENTRANCE HALLWAY

Entrance from the driveway leading through uPVC front door into Entrance Hallway with LVT flooring, doors leading off,

CLOAKROOM

Fitted with suite comprising of W/C and wash hand basin with mixer tap, tiled splash back, and vanity cupboard beneath. Radiator, and window to front aspect.

LOUNGE

A good sized lounge with gas fire set into surround and hearth. Under stairs storage space, LVT flooring, and window to front aspect. Radiator.

FAMILY ROOM

with window overlooking the front, radiator.

KITCHEN/ DINING ROOM

Dining Area- With ample space for a dining table. Window overlooking Rear Garden, radiator, and peninsular divide into the kitchen area which has been fitted with a range of base level units comprising of soft closing cupboards and drawers with work surfaces over. Single drainer stainless steel sink with mixer tap set into base units, space for cooker with extractor hood over, space and plumbing for dishwasher, and partially tiled walls. Further matching range of wall mounted units. Tiled flooring coving to ceiling and window overlooking the Rear Garden.

UTILITY ROOM

Fitted with base level units with work surfaces over, further range of eye level units, stainless steel sink with mixer tap, window overlooking the rear aspect, partially tiled wall, plumbing and space for washing machine and tumble dryer and space for freestanding fridge/ freezer. Tiled flooring, radiator and door leading to Rear Garden.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

A generous sized double room having window to the front, fitted double wardrobe with hanging rail and shelving, radiator.

BEDROOM 2

with window overlooking the rear garden, radiator.

BEDROOM 3

with window to the front, radiator.

FAMILY BATHROOM

with suite comprising p-shaped panelled bath with shower unit over, wash hand basin and WC set into concealed vanity with shelving, complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over brick paved driveway with parking. The front garden is laid to lawn, side pedestrian access leads to the rear garden which has a good sized paved sun terrace and shaped lawn with well stocked flower and shrub beds with inset specimen trees;. Enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

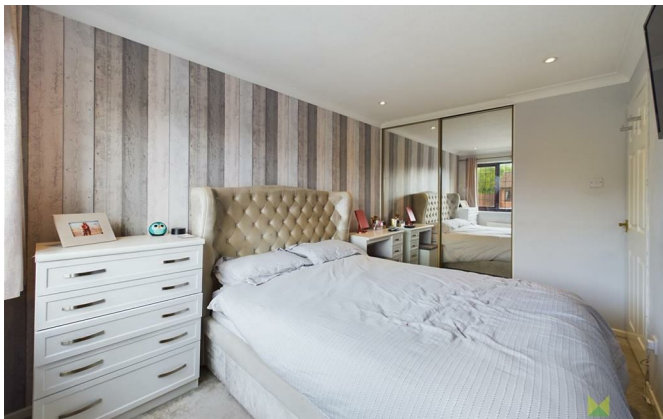
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

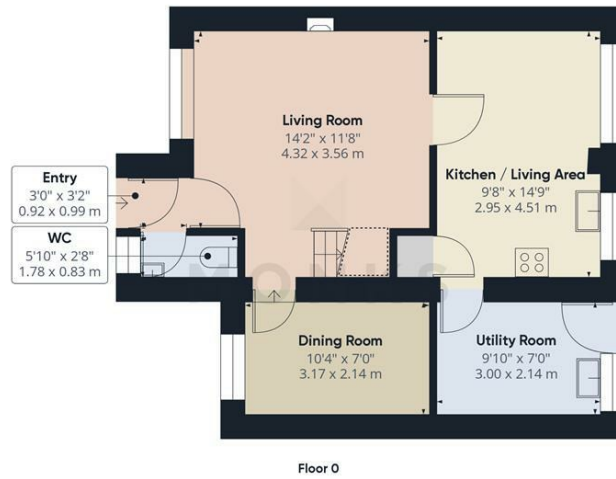
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

10 Gatcombe Gardens, Oswestry, SY11 2YG.

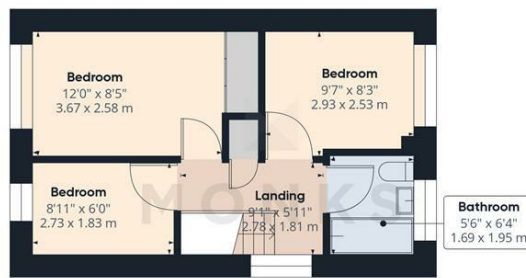
3 Bedroom House - Detached
Offers In The Region Of £255,000





Approximate total area[®]
852.78 ft²
79.23 m²

Reduced headroom
12.57 ft²
1.17 m²



(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

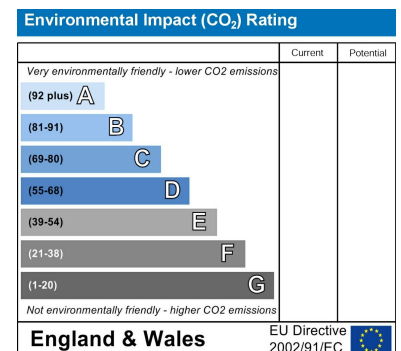
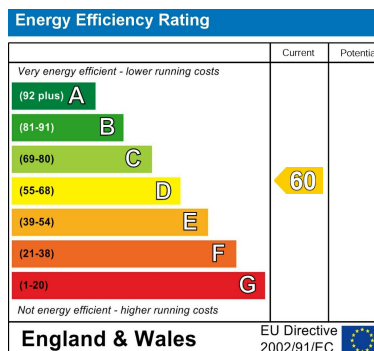
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.