

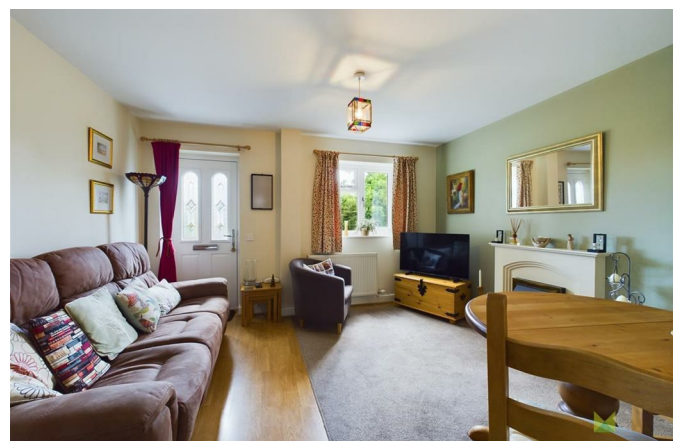
4 Temperance Court Chirk Road Gobowen Oswestry SY11 3PY



2 Bedroom House - Terraced
Offers In The Region Of £155,000

The features

- NO CHAIN
- EXCELLENT LOCATION CLOSE TO ALL AMENITIES
- LOUNGE/DINING ROOM, KITCHEN, CLOAKROOM
- COURTYARD GARDEN AND ALLOCATED PARKING
- SHORT STROLL FROM THE RAILWAY STATION.
- IMMACULATELY PRESENTED 2 BEDROOM MEWS HOME
- PERFECT FOR FIRST TIME BUYER
- 2 DOUBLE BEDROOMS AND BATHROOM
- GAS CENTRAL HEATING AND NEWLY INSTALLED DOUBLE GLAZING
- EPC RATING C



***** IMMACULATE 2 BEDROOM MEWS HOME *****

A beautifully presented and much improved 2 bedroom home, perfect for first time buyers or those looking to down size.

Occupying an enviable position in the heart of this popular Village with excellent local amenities and ideal for commuters being a short stroll from the Railway Station with links to Shrewsbury, Chester and London.

The accommodation briefly comprises Lounge / Dining Room, Kitchen, Cloakroom, 2 double Bedrooms and Family Bathroom.

The property has the benefit of gas central heating, newly installed double glazing, cladding and fascias, courtyard garden and allocated parking.

Viewing highly recommended.

Property details

LOCATION

****NO CHAIN **** The property occupies an enviable position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

LOUNGE/DINING ROOM

having window overlooking the front. Ornamental fire surround, media point, radiator, wooden effect flooring.

INNER HALL

with staircase to the First Floor, useful understairs storage cupboard and continuation of wooden flooring.

CLOAKROOM

with WC and wash hand basin, radiator.

KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard, further range of cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units. Breakfast bar area with space for fridge/freezer to the side and wall units over. Recessed ceiling lights, radiator, window and door to garden.

FIRST FLOOR LANDING

Staircase leads to the Landing with door opening into airing cupboard and doors which lead

BEDROOM 1

having window to the rear and built in storage cupboard with hanging rail making use of the space over the stairs. Radiator and TV point.

BEDROOM 2

having window to the front, fitted double wardrobe and further cupboard housing the boiler, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator and window to the front.

OUTSIDE

The property is set back from the road and approached over gravelled forecourt. To the rear is a courtyard garden area which has been laid for ease of maintenance to gravel. Rear access leads to the Parking Area where the property has the benefit of an allocated space.

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

We are advised the Council Tax is Band "A" and 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

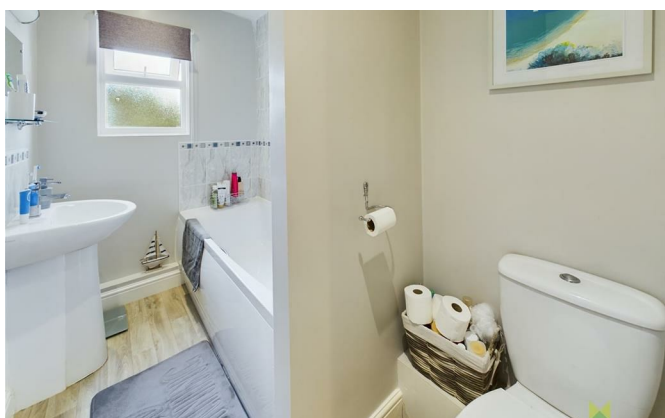
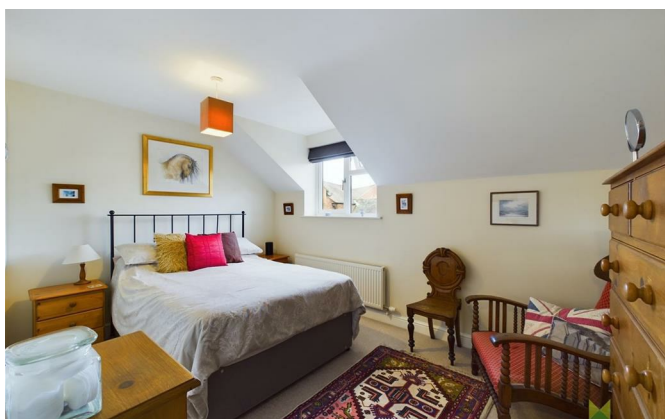
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

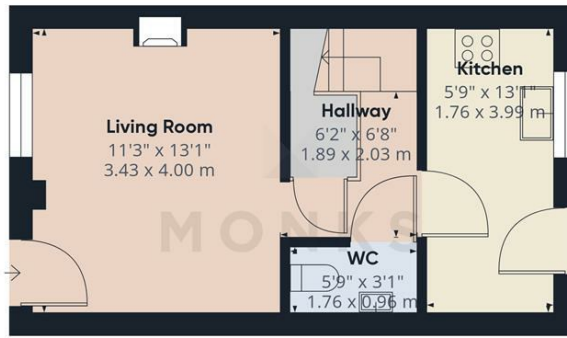
NEED TO CONTACT US

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.

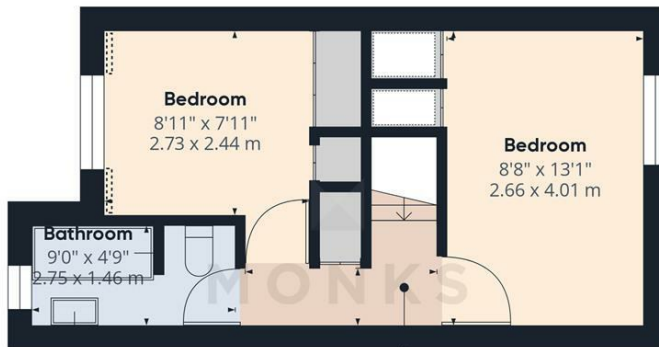
4 Temperance Court Chirk Road, Gobowen, Oswestry, SY11 3PY.

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Floor 0



Floor 1

Approximate total area[®]
586.59 ft²
54.5 m²

Reduced headroom
1.09 ft²
0.1 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



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Get in touch

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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