

66 Ascot Road Oswestry SY11 2RE



3 Bedroom House - Detached
Offers In The Region Of £260,000

The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- PERFECT FOR A GROWING FAMILY OR THOSE DOWNSIZING
- KITCHEN WITH OVEN AND HOB, UTILITY ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED
- ENVIABLE LOCATION CLOSE TO AMENITIES
- RECEPTION HALL WITH CLOAKROOM, LOUNGE, DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC GRADE C



***** 3 BEDROOM DETACHED HOUSE - NO UPWARD CHAIN *****

An excellent opportunity to purchase this well presented 3 bedroom detached house, perfect for a growing family and offered for sale with no upward chain.

Occupying an enviable position in the popular location, close to a good range of amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen, Utility, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of gas central heating with a NEW Combination boiler in the process of being fitted, fibre to property fitted, double glazing, driveway with parking and enclosed rear garden.

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator, wooden effect floor covering.

CLOAKROOM

with WC and wash hand basin, radiator, window to the side

LOUNGE

having bay window overlooking the front, attractive fire surround with electric fire, media point, radiator.

DINING ROOM

having sliding patio doors leading onto the rear garden, useful under stairs storage cupboard, radiator.

KITCHEN

fitted with range of shaker style units incorporating one and half bowl sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and range of eye level wall units, space for fridge freezer and window overlooking the garden.

UTILITY ROOM

with single drainer sink set into base cupboard with work surface extending either side with space beneath for appliances, wall mounted central heating boiler, door to the side, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, airing cupboard and access to roof space.

PRINCIPAL BEDROOM

with window to the front, range of built in wardrobes, media point, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator

BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking for several cars. Side pedestrian access to the Rear Garden which has a large paved sun terrace and lawn enclosed with wooden fencing. Garden storage shed.

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.

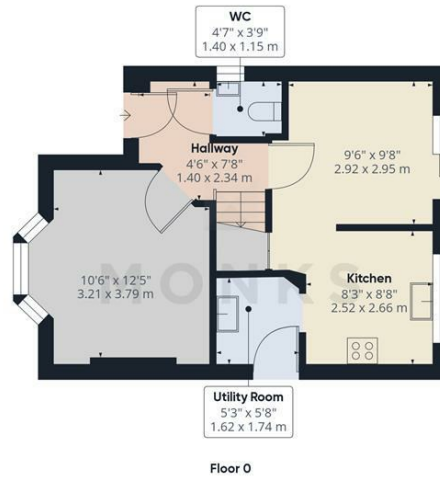
FINANCIAL SERVICES

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

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Floor 0

Approximate total area[®]
823.55 ft²
76.51 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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	

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.
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