

5 Hampton Close Oswestry SY11 1SL



2 Bedroom Bungalow - Detached
Offers In The Region Of £320,000

The features

- LOVELY 2 BEDROOM DETACHED BUNGLAOW
- RECEPTION HALL, LOUNGE, DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- ESTABLISHED GOOD SIZED GARDENS
- NO UPWARD CHAIN
- MUCH SOUGHT AFTER LOCATION CLOSE TO AMENIITIES
- RE-FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C



***** DETACHED BUNGALOW IN SOUGHT AFTER LOCATION *****

An excellent opportunity to purchase this neatly presented, 2 bedroom Detached Bungalow, perfect for those looking to downsize.

Occupying an enviable position in this much sought after location, a pleasant stroll from the Town and its amenities.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, re-fitted Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with parking, garage and lovely established gardens.

Viewing highly recommended.

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 PORCH

Glazed entrance porch with door opening to

RECEPTION HALL

with cloaks cupboard, radiator. Wooden effect floor covering. Access to the loft space which has been boarded to provide a further storage space with potential to convert to a usable room subject to relevant planning.

LOUNGE

A lovely light room with double opening French doors with glazed side screens to garden, Tiled fireplace with space for ornamental fire, media point, wooden effect floor covering, radiator.
Opening to

DINING ROOM

with window overlooking the garden, continuation of wooden effect floor covering, radiator.

KITCHEN

Attractively re-fitted with range of white fronted shaker style units incorporating deep glazed sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel, inset 4 ring hob with extractor hood over. Eye level oven and grill with cupboards above and below and matching range of eye level wall units. Window to the front, space for fridge freezer, radiator.

BEDROOM 1

A generous double room with window to the front, radiator.

BEDROOM 2

Another generous double room with window to the rear, radiator.

BATHROOM

with panelled bath, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking

and leading to the Garage with power and lighting, store cupboard and personal door to the property. There is a further brick built shed to the rear of the garage providing ample amounts of storage.

The Front Garden is established and laid to lawn with well stocked flower, shrub and herbaceous beds and well screened with hedging. The Rear Garden is of a good size and has paved sun terrace and laid mainly to lawn with flower and shrub beds and offering a good level of privacy screened with mature hedging.

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 and would recommend again that this is verified.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- 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.

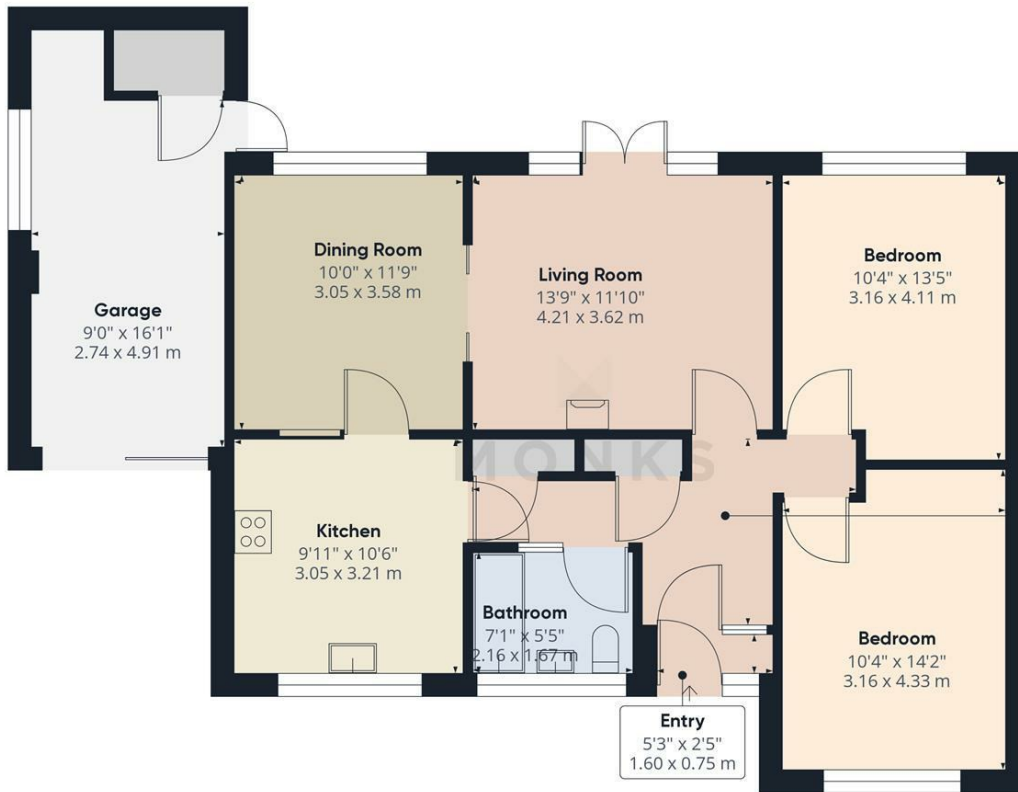
NEED TO CONTACT US

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.

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Approximate total area[®]
994.26 ft²
92.37 m²

(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



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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		85
(81-91) B		
(69-80) C		70
(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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