

62 Ascot Road Oswestry SY11 2RE



3 Bedroom House
Offers In The Region Of £284,200

The features

- IMMACULATELY PRESENTED 3 BEDROOM DETACHED HOUSE
- MUCH IMPROVED AND IDEAL FOR A GROWING FAMILY
- KITCHEN/DINING ROOM, UTILITY ROOM
- 2 FURTHER BEDROOMS AND RE-FITTED BATHROOM
- VIEWING ESSENTIAL.
- ENVIABLE LOCATION CLOSE TO THE TOWN
- RECEPTION HALL, CLOAKROOM, LOUNGE,
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN



*** IMPRESSIVE 3 BEDROOM DETACHED HOUSE ***

An excellent opportunity to purchase this immaculately presented, 3 bedroom detached home, which has been much improved and is perfect for those looking to up or downsize.

Occupying an enviable position in this much sought after location, close to the Town and local amenities.

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

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

Viewing essential.

Property details

LOCATION

RECEPTION HALL

Covered entrance and door opening to Reception Hall with wooden effect flooring, radiator.

CLOAKROOM

with WC and wash hand basin, feature wood panelling to one wall, radiator, window to the side.

LOUNGE

with bay window overlooking the front, marble fire surround and hearth with electric fire, media point, radiator.

KITCHEN/DINING ROOM

Attractively fitted with range of cream gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space and point for dishwasher, matching range of eye level wall units, ample space for dining table, wooden effect flooring, radiator, useful under stairs storage. Window and double opening French doors leading to the garden.

UTILITY ROOM

with single drainer sink with mixer taps set into base cupboard with work surface extending to either side with space beneath for appliances, wall mounted gas 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, feature decorative wood panelling, access to roof space.

PRINCIPAL BEDROOM

having window to the front, built in wardrobes, 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 side.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

A well appointed room, refitted with suite comprising

free standing slipper style bath with mixer taps and shower attachment, 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 and screened to either side with gravelled beds stocked with shrubs and specimen trees. Side pedestrian access leads around to the Rear Garden, which is perfect for those who love to dine alfresco with a large Indian stone patio and additional decked sun terrace, garden laid to lawn and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains 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 'My Simple Mortgage' 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

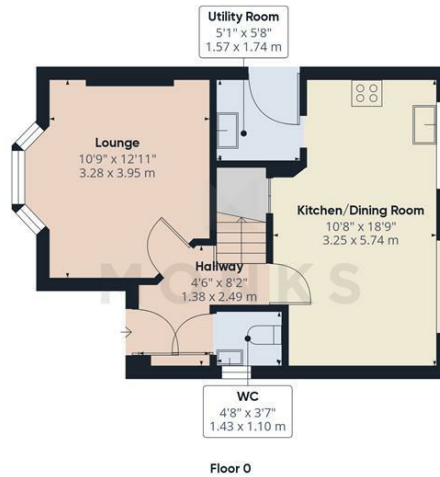
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

62 Ascot Road, Oswestry, SY11 2RE.

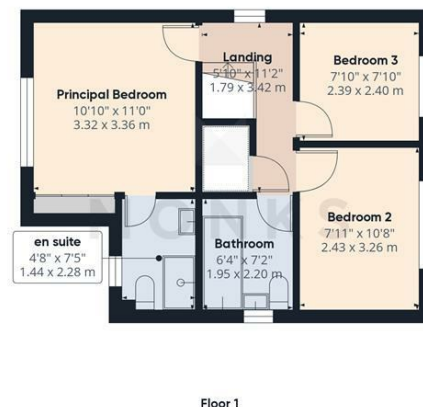
3 Bedroom House

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Approximate total area[®]
834.2 ft²
77.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		
(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.

- 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.