

45 Fernhill Lane Gobowen Oswestry SY11 3PP



2 Bedroom Bungalow - Semi Detached
Offers In The Region Of £195,000

The features

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE/ DINING ROOM AND SUN ROOM
- TWO DOUBLE BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- KITCHEN AND BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL



*** OFFERED FOR SALE WITH NO ONWARD CHAIN ***

An opportunity to purchase this 2 Bedroom semi detached bungalow set in an enviable location with woods to the rear, ideal for those looking to downsize.

Occupying an enviable cul de sac position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links.

The accommodation briefly comprising of Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom and Sun Room.

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings Essential and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable cul de sac position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is a short distance from the Railway Station which provides excellent links to Shrewsbury, Chester and London. 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.

ENTRANCE HALLWAY

Door leads into Entrance Hallway. Wooden effect LVT flooring, access to loft space. Doors leading off,

LOUNGE

With feature fire surround and hearth housing log burner effect electric fire. Coved ceiling and sliding door leading to

CONSERVATORY

With tiled flooring, windows to three sides, and doors leading out to Rear Garden,

KITCHEN

Fitted with a range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surface over and having space beneath for appliances, Inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of matching wall mounted units.. Window to the rear, gas central heating boiler,

BEDROOM 1

With window to front aspect, double fitted wardrobe, Radiator.

BEDROOM 2

With window to front aspect, fitted wardrobe, Radiator.

BATHROOM

Suite comprising of panelled bath with shower head over and shower screen. WC and wash hand basin with vanity unit beneath. Partially tiled walls and tiled flooring, window to the side aspect. Heated towel rail.

OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles. Side pedestrian access leads to front door and to the Rear Garden. Paved patio area, perfect for those who love to entertain and dine alfresco. Wooden storage shed,

area laid with lawn and flower beds planted with an array of established shrubs and specimen trees. Enclosed with 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 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

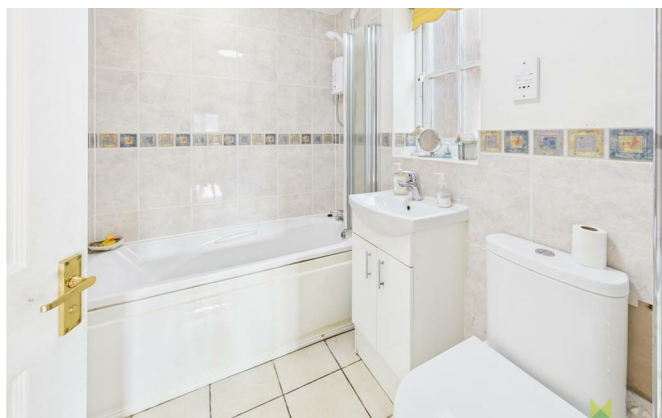
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

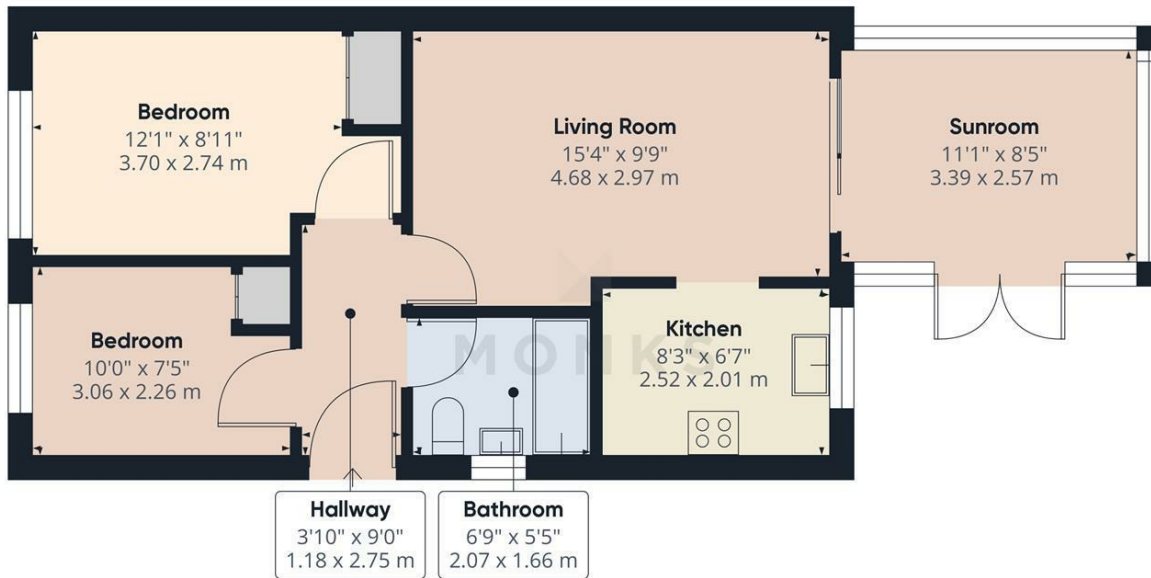
NEED TO CONTACT US

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⁽¹⁾
587.5 ft²
54.58 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	

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