

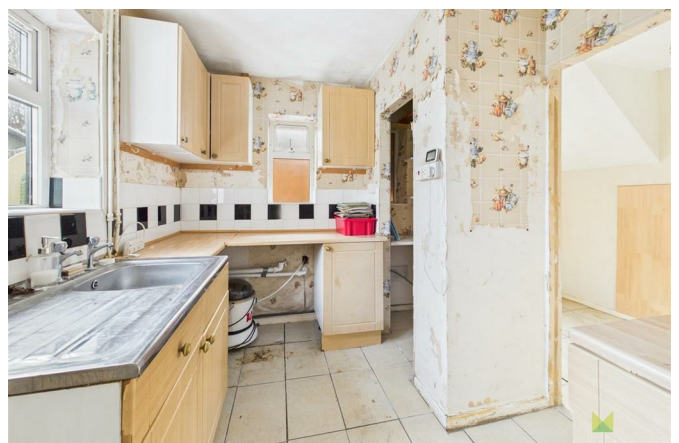
28 West Place Gobowen SY11 3NR



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

The features

- TWO BEDROOM SEMI DETACHED HOME
- GOOD SIZED LOUNGE
- SCOPE FOR IMPROVEMENT
- OFF ROAD PARKING TO THE FRONT
- ENERGY PERFORMANCE RATING ' '
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL
- WITH SCOPE FOR MODERNISATION AND IMPROVEMENT



*** TWO BEDROOM END OF TERRACE ***

An opportunity to purchase this two bedroom end of terrace home offering scope for some improvement, perfect for a first time buyer.

Situated in an enviable location in the heart of the village and having benefit of all it's amenities, with good travel links with the A5/ M54 motorway network and train station with links to Chester and North Wales to the north and the Midlands to the south.

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

Having the benefit of gas central heating, double glazing, an enclosed rear garden and off road parking to the front providing ample parking.

Viewings recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

ENTRANCE HALLWAY

Covered entrance leads into Entrance Hallway with staircase leading to the First Floor Landing. Radiator and doors leading off,

LOUNGE

A well lit room with window to the front aspect, and glazed doors to the rear aspect. Radiator.

KITCHEN

The kitchen is fitted with a range of shaker style fronted base level units comprising of cupboards and drawers. Inset single drainer sink. Further range of matching wall mounted units, partially tiled walls, space and amenities for appliances under worktop. Window to the rear and side aspect. Leading off to pantry storage cupboard.

INNER HALFWAY

With tiled flooring, radiator and door leading out to the side aspect.

SUN ROOM

With tiled flooring and floor to ceiling windows to three aspects overlooking the rear garden.

STORE ROOM

With plumbing and electrics. Door to the front and rear.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing with window to the side aspect, door opening to storage cupboard, access to roof space, electric heater and doors leading off,

BEDROOM 1

A good size bedroom with two windows to the front aspect. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator.

FAMILY SHOWER ROOM

Suite comprising of shower cubicle with electric shower over, WC and wash hand basin. tiled walls, and flooring. Window to the rear aspect and radiator.

OUTSIDE

To the front of the property there is block driveway providing off road parking, side access leads to the Rear Garden with area laid with slab perfect for entertaining. Large area laid with lawn and 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 all main services are connected.

COUNCIL TAX BANDING

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

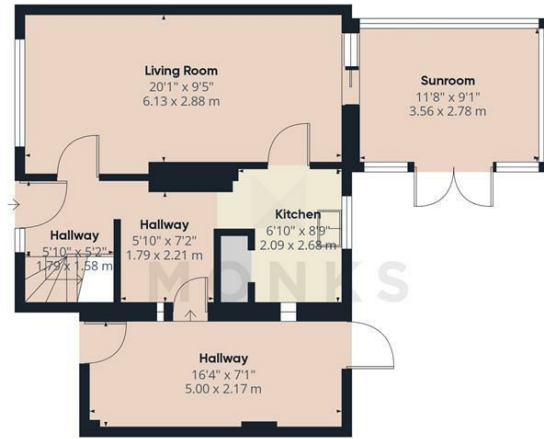
NEED TO CONTACT US

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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Floor 0



Floor 1



Approximate total area[®]
904.48 ft²
84.03 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 | | |
| (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 | |

70

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.