

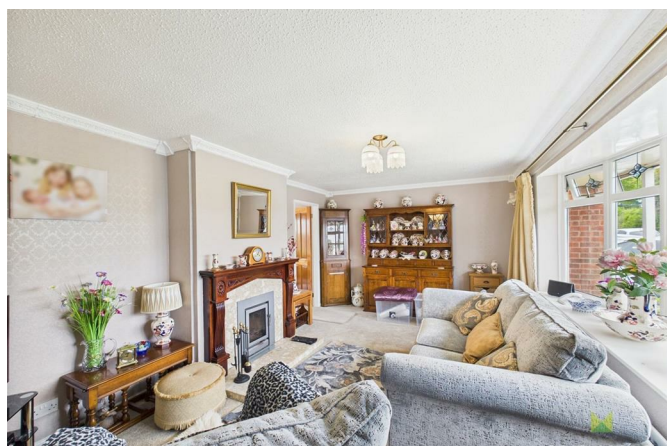
# 9 Preshenlle Lane Gobowen Oswestry SY10 7UB



**3 Bedroom House - Semi-Detached**  
**£265,000**

## The features

- WELL PRESENTED 3 BEDROOM HOME
- GOOD SIZED LOUNGE WITH LOG BURNER
- TWO GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE LOCATION IN A SOUGHT AFTER VILLAGE
- OPEN PLAN KITCHEN/ DINING ROOM
- FURTHER BEDROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "



**\*\*\* 3 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION \*\*\***

An opportunity to purchase this attractively presented three bedroom semi detached home ideal for first time buyer or a growing family.

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.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/ Dining Room, Three Bedrooms, Bathroom and Cloakroom.

Having the benefit of gas central heating, driveway providing ample off road parking and generous sized enclosed rear garden.

Viewing highly recommended.

## 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.

### RECEPTION HALLWAY

Double glazed door opening to Entrance Hall ,radiator.

### LOUNGE

A well lit room with bow window to the front aspect, chimney recess housing log burning stove with wooden surround and hearth. Coved ceiling, radiator and door leading into,

### KITCHEN/DINING ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel sink set into base level unit with mixer tap. Integrated double oven/ grill. Inset four ring induction hob with extractor hood over. Space below work surface for washing machine, dishwasher and fridge and space for microwave. Further range of matching wall mounted units, tiled flooring and window overlooking the rear aspect.

DINING AREA- With French doors leading out to the Rear Garden, space for dining table. Tiled flooring, radiator.

### INNER HALLWAY

With door leading out to the Rear Garden,

### CLOAKROOM

With window to the side aspect, WC and wash hand basin with complimentary tiled splash back. Tiled flooring, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window overlooking the side aspect, access to loft space, door opening to airing cupboard and further doors leading off,

### BEDROOM 1

Generous double bedroom with window overlooking the rear aspect. Radiator.

### BEDROOM 2

Another generous room with window overlooking the front aspect. Radiator.

### BEDROOM 3

With window to the rear aspect, Radiator.

### FAMILY BATHROOM

With suite comprising of shower cubicle with shower head over, panelled bath, WC and wash hand basin. Window to the rear aspect, fully tiled walls and tiled flooring. Radiator.

### GARAGE

With up and over door to the front, window to the rear aspect.

### OUTSIDE

To the front of the property there is tarmac driveway providing ample off road parking and leading to the Garage. Paved pathway leads to the covered entrance and to the Rear Garden through side access gate. Area laid with lawn and enclosed with flower border planted with a range of established shrubs.

To the rear of the property there is paved patio area providing space for entertaining with friends and family- Area laid with lawn, flower borders with established shrubs, paved pathway leads down the garden. Wooden storage sheds and enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold..

#### 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 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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3 Bedroom House - Semi-Detached  
£265,000





## Judy Bourne

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## Get in touch

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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 (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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- 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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