

35 Cabin Lane Oswestry SY11 2LY



3 Bedroom Bungalow - Detached
Offers In The Region Of £244,950

The features

- THREE BEDROOM DETACHED BUNGALOW
- GOOD SIZED LOUNGE
- THREE DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- DESIRABLE AND CONVENIENT LOCATION
- FITTED KITCHEN
- WELL APPOINTED SHOWER ROOM
- ENCLOSED WRAP AROUND GARDENS
- ENERGY PERFORMANCE RATING 'D'



***** DETACHED BUNGALOW OCCUPYING ENVIABLE CORNER PLOT *****

An opportunity to purchase this three bedroom Bungalow - perfect for those looking to downsize and offered for sale with no onward chain.

Occupying an enviable position in this sought after location with excellent facilities on hand and being a pleasant stroll from the Town Centre.

Briefly comprising of Reception Hallway, Lounge, Kitchen, Three Bedrooms and Bathroom

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

Viewing recommended.

Property details

LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

RECEPTION HALLWAY

Covered entrance with door leading into the Reception Hallway. With access to the loft space, door opening to storage cupboard. Radiator and doors leading off,

GOOD SIZED LOUNGE

A well lit room with two windows to the side aspect. Feature fireplace with gas fire and hearth, TV and media points. Radiator,

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with worksurface over. Single drainer sink set into base level units. Space for freestanding cooker with extractor hood over and further space for washing machine and fridge below worksurface. Partially tiled walls, further range of wall mounted units. Newly fitted wall mounted gas boiler, vinyl flooring and window to the rear aspect. Door leading out to the rear garden.

BEDROOM 1

Double bedroom with window to the side aspect. Radiator.

BEDROOM 2

Another double bedroom with window to the side aspect. Radiator.

BEDROOM 3

With window to the rear aspect.. Radiator.

SHOWER ROOM

Suite comprising of shower cubicle with electric shower and tiled walls. WC and vanity unit with wash hand basin. Partially tiled walls, vinyl flooring. Radiator.

GARAGE

With electric door to the front. Power and lighting.

OUTSIDE

To the front of the property there is a paved pathway leading to the covered entrance. Driveway providing off road parking for two vehicles and leading to single garage. Large wrap around gardens with sculpted lawns bordered with flower border with a range of established shrubs and specimen trees. Enclosed with a mixture of fencing, brick wall and mature hedges.

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 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.

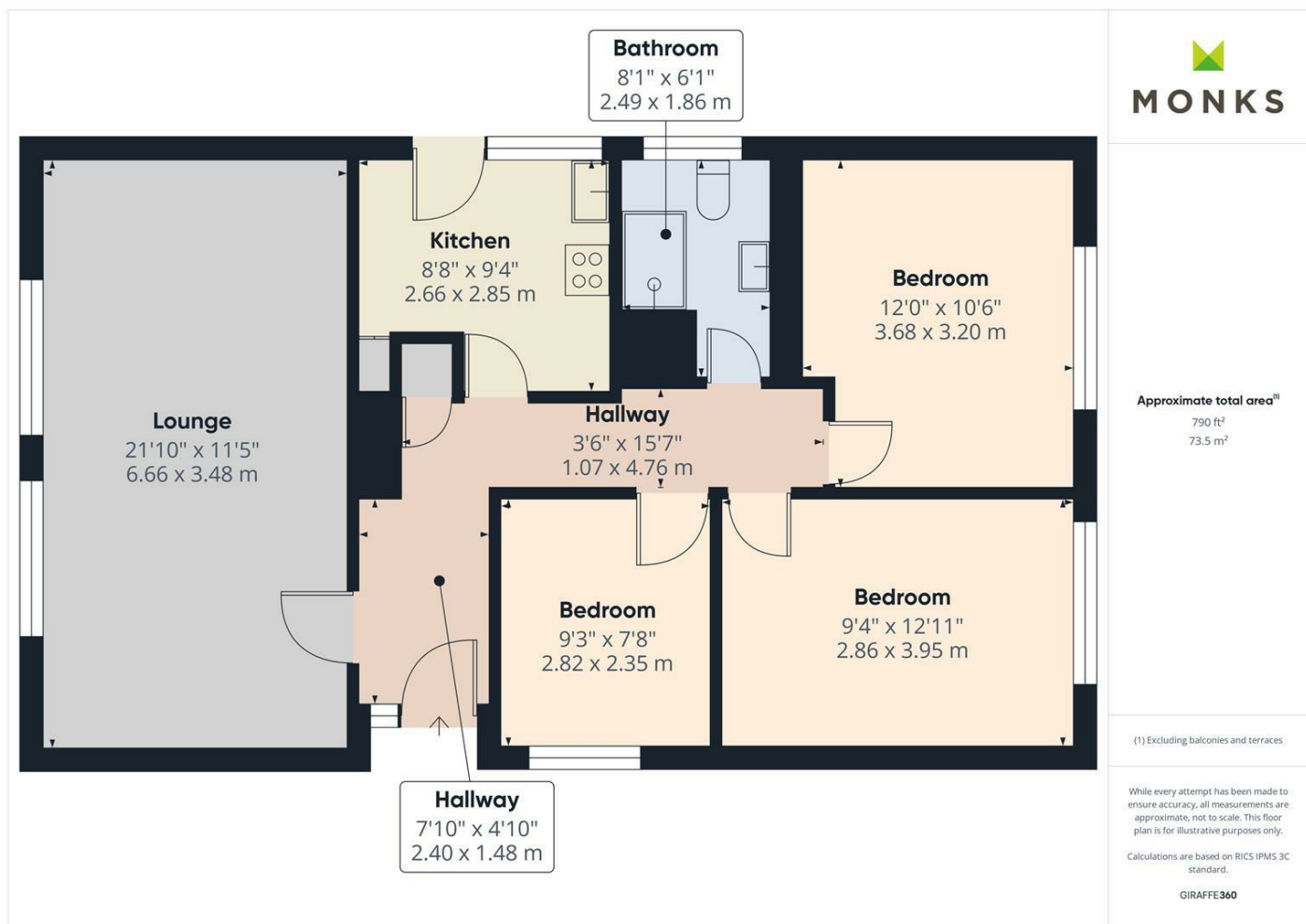
NEED TO CONTACT US

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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Get in touch

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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		84
(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 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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- 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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