

Town & Country

Estate & Letting Agents



6 Gatcombe Gardens, Oswestry, SY11 2YG

Offers In The Region Of £259,950

PUBLIC NOTICE - 6 Gatcombe Gardens, Oswestry - We are in receipt of an offer of £259,950 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts. WITH NO ONWARD CHAIN! Town and Country Oswestry offer this well maintained, detached family home set on the outskirts of Oswestry town.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. At the bottom of Castle Street turn left onto Beatrice Street and follow the road out of town, turning right onto Whittington Road. Turn right again onto Unicorn Road then left at the roundabout onto Cabin Lane. Follow the road along and turn right onto Gatcombe Gardens where the property will be found on the right hand side.

Accommodation Comprises

Hallway



Having laminate flooring, radiator, a part glazed door to the front, under stairs cupboard, stairs leading to the first floor and doors leading to the cloakroom, lounge and the kitchen.

Cloakroom

The cloakroom is fitted with a low level w.c., wash hand basin, radiator, laminate flooring and has a window to the front.

Lounge 13'4" x 11'1" (4.07m x 3.40m)



The good sized, bright lounge has a square bay window to the front, radiator, laminate flooring, a gas fire set within a brick surround with a quarry tiled hearth, fitted plate rack and double doors leading through to the dining room.

Dining Room 10'10" x 8'9" (3.32m x 2.67m)



The dining room has laminate flooring, radiator and French doors leading out to the garden. A door leads through to the kitchen.

Kitchen 10'7" x 7'5" (3.23m x 2.28m)



The kitchen is fitted with a modern range of base and wall units with work surfaces over, stainless steel one and a half bowl sink with a mixer tap over, eye level double electric oven and ceramic hob, space for appliances, vinyl flooring, part tiled walls and an archway leading through to the utility.

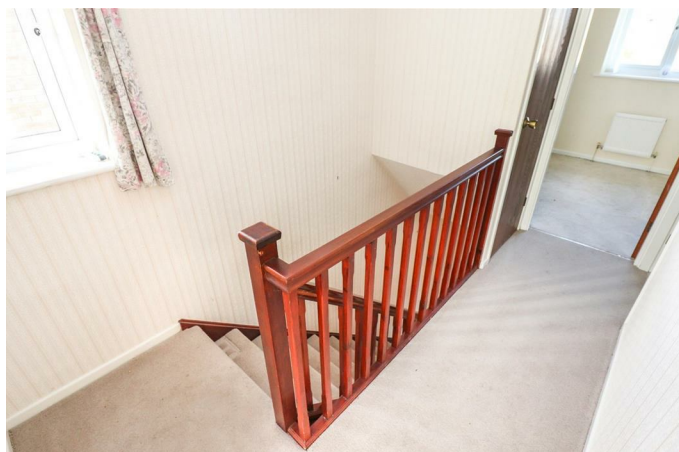
Utility 7'11" x 7'5" (2.43m x 2.28m)



The utility has fitted base units with work surfaces over, stainless steel sink with a mixer tap over, part

tilled walls, a window to the rear, a part glazed door to the rear, space and plumbing for appliances and a wall mounted Worcester gas boiler. A door leads through to the garage.

First Floor Landing



Having a window to the side, loft hatch, airing cupboard and doors leading to the bedrooms and the bathroom.

Bedroom One 10'7" x 10'4" (3.23m x 3.15m)



The main bedroom is a good sized double room having a window to the front, fitted mirror fronted sliding wardrobes providing good storage, radiator and a door through to the en suite.

En Suite



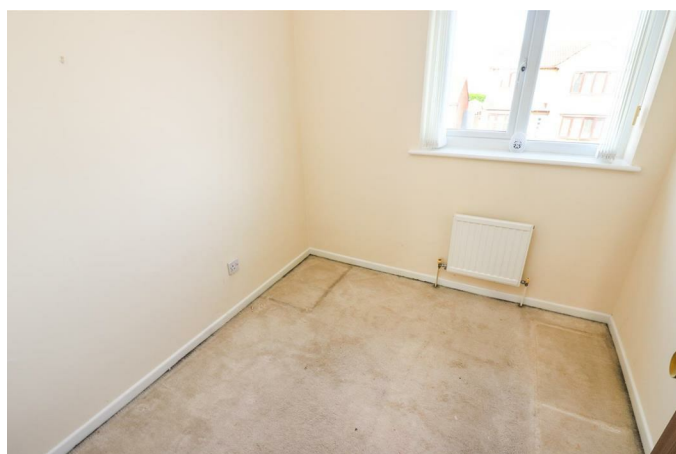
The en suite is fitted with a wash hand basin, low level w.c. ,shower cubicle with a mains fitted shower, vinyl flooring and a window to the side.

Bedroom Two 11'10" x 8'8" (3.62m x 2.65m)



The second double room has a window to the rear, radiator and mirror fronted sliding wardrobes.

Bedroom Three 7'2" x 7'1" (2.20m x 2.17m)



The third bedroom has a window to the front and a radiator.

Family Bathroom



The family bathroom is fitted with a panelled bath with a mixer tap, folding shower screen and a Mira electric shower, wash hand basin, low level w.c., radiator, vinyl flooring and a window to the rear.

To The Outside

The property is in a cul de sac position and has a lawned garden to the front with gated side access to the rear. A path leads to the front door with a canopy porch and outside lighting.

Garage and Driveway 18'8" x 8'2" (5.70m x 2.50m)

The block paved driveway provides parking for a number of vehicles and leads to the garage. The garage has an electric up and over door, power and lighting.

Rear Gardens



The rear gardens are fully enclosed and have a patio off the dining room with lawned and shrubbed gardens beyond. There is fence panelling to all the boundaries.

Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

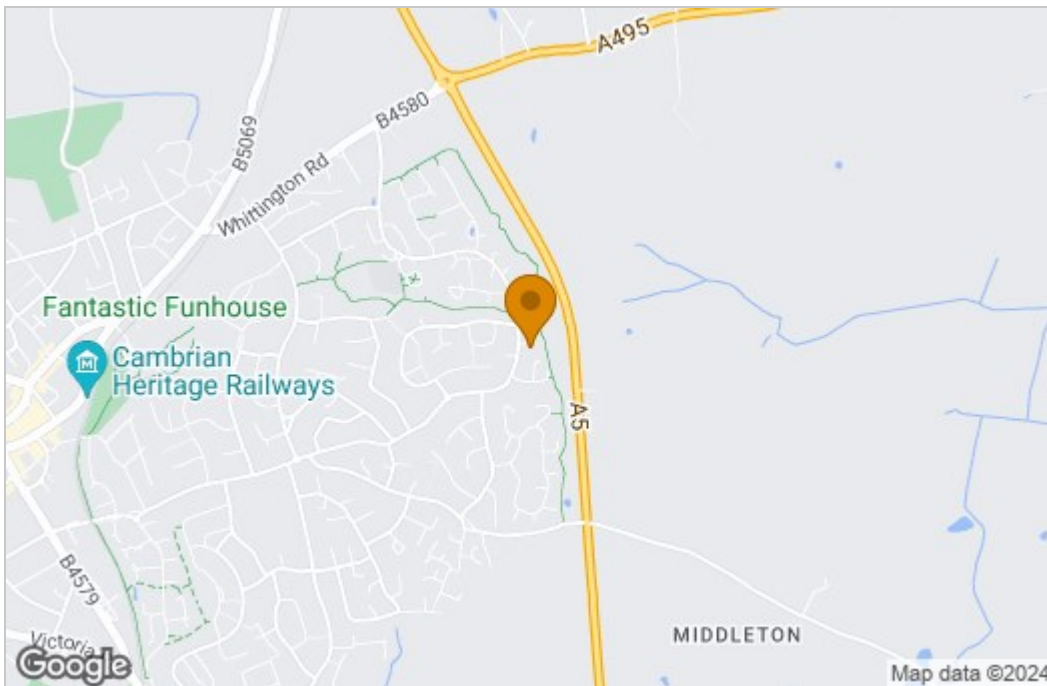
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

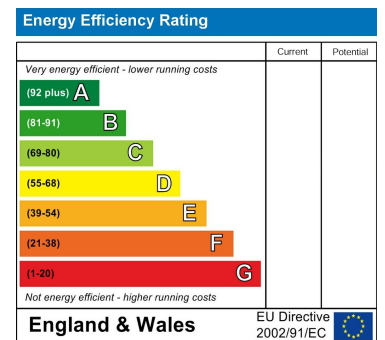
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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