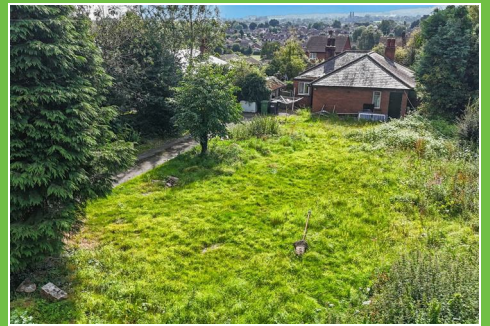


# Town & Country

Estate & Letting Agents



**Bank Top Rhewl Lane, Gobowen, SY10 7AS**

**Offers In The Region Of £295,000**

Town and Country Oswestry offer this fantastic opportunity to purchase a detached bungalow set in a prime residential area with superb scope for further development/ renovation and extension. The gardens extend to approximately 0.35 acres with the possibility of building a second dwelling on the site (subject to planning consent). The bungalow has three bedrooms, two reception rooms, kitchen, hallway and bathroom. There is also a provision for a single garage to the side at the end of the long driveway. Sitting on the outskirts of Gobowen offering shops, school and a train station, all amenities are within easy reach. A great project in a fantastic location not to be missed.



### Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road and at the dip turn right onto Rhewl Lane where the property will be seen at the top of the cul de sac in the right hand corner.

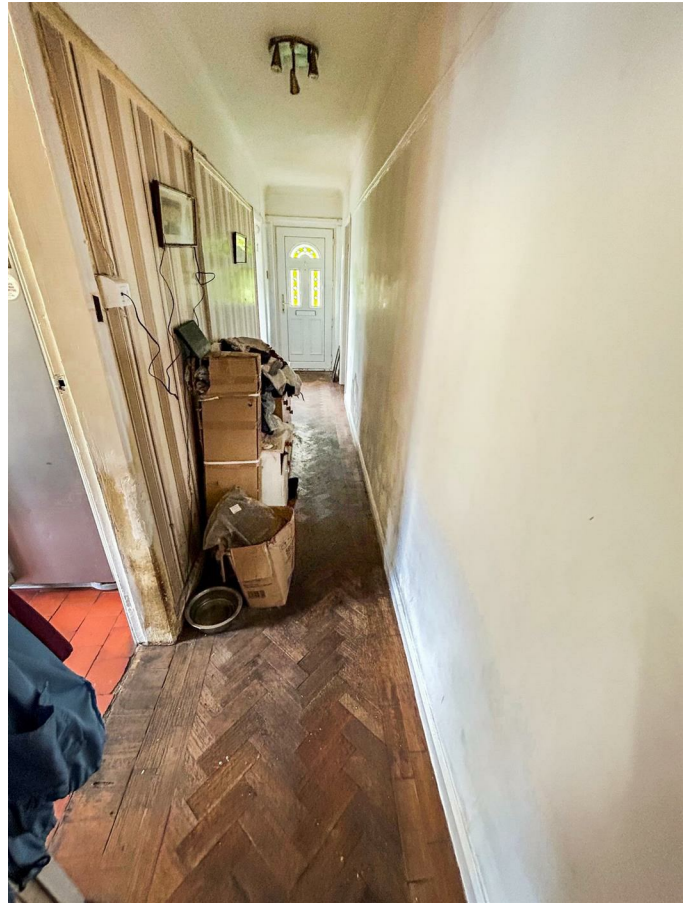
### Accommodation Comprises

#### Kitchen 14'5" x 12'0" max (4.40m x 3.68m max)



The L shaped kitchen has a window to the front, two windows to the side. a part glazed door to the side, fitted base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, range style cooker with 5 gas rings and a large chimney extractor fan over, quarry tiled flooring, log burning stove, space for an American fridge, part tiled walls and space for a tumble drier.

### Hallway



The hallway has a parquet floor, picture rail and a part glazed door leading out to the garden.

#### Lounge 11'11" x 11'11" (3.64m x 3.64m)



The lounge has a bay window to the front and a window to the side, picture rail, parquet flooring, coved ceiling and an open fire with a tiled hearth.

#### Dining Room 11'11" x 11'11" (3.64m x 3.64m)

The dining room mirrors the lounge having the parquet flooring, bay window to the front and a window to the side, open fireplace and picture rail.



**Bedroom One 11'10" x 9'10" (3.62m x 3.02m)**



Having a window to the side, picture rail, coved ceiling, parquet flooring and a tiled fireplace.

**Bedroom Two 9'11" x 11'10" (3.03m x 3.62m)**



The second bedroom has a window to the side, picture rail, coved ceiling and wood flooring.

**Bedroom Three 10'0" x 7'11" (3.06m x 2.43m)**



The third bedroom has two windows to the side and wood flooring.

**Bathroom**



The bathroom has a bath with a mixer tap and shower attachment over, low level w.c, wash hand basin, tiled walls, tiled floor and a window to the rear.

**To The Outside**



There is fantastic scope for development with the grounds and gardens extending to approximately 0.35 of an acre in total. The property is accessed from the head of the cul de sac with a long gated driveway leading down to the property, There are extensive lawns to the side of the drive with fence and hedge boundaries. A gate leads through to the side of the house. There is provision for a single garage to the side of the property with concrete hardstanding. To the rear there are further extensive gardens with a patio area and hedge and fence boundaries.



**Driveway**



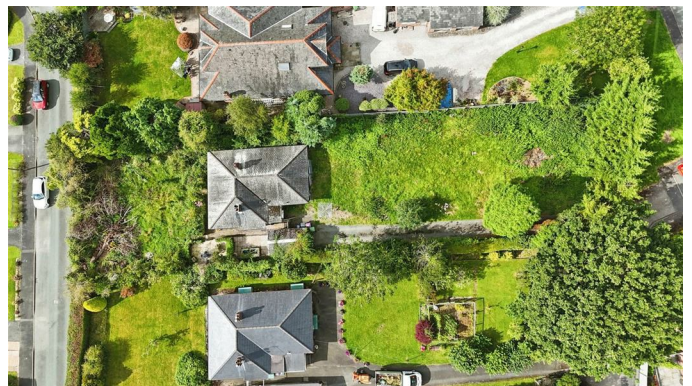
**Additional Photo**



**Gardens**



**Aerial View**



**Additional Photo**



**Rear Elevation**





## Rear Gardens



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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 5.00pm

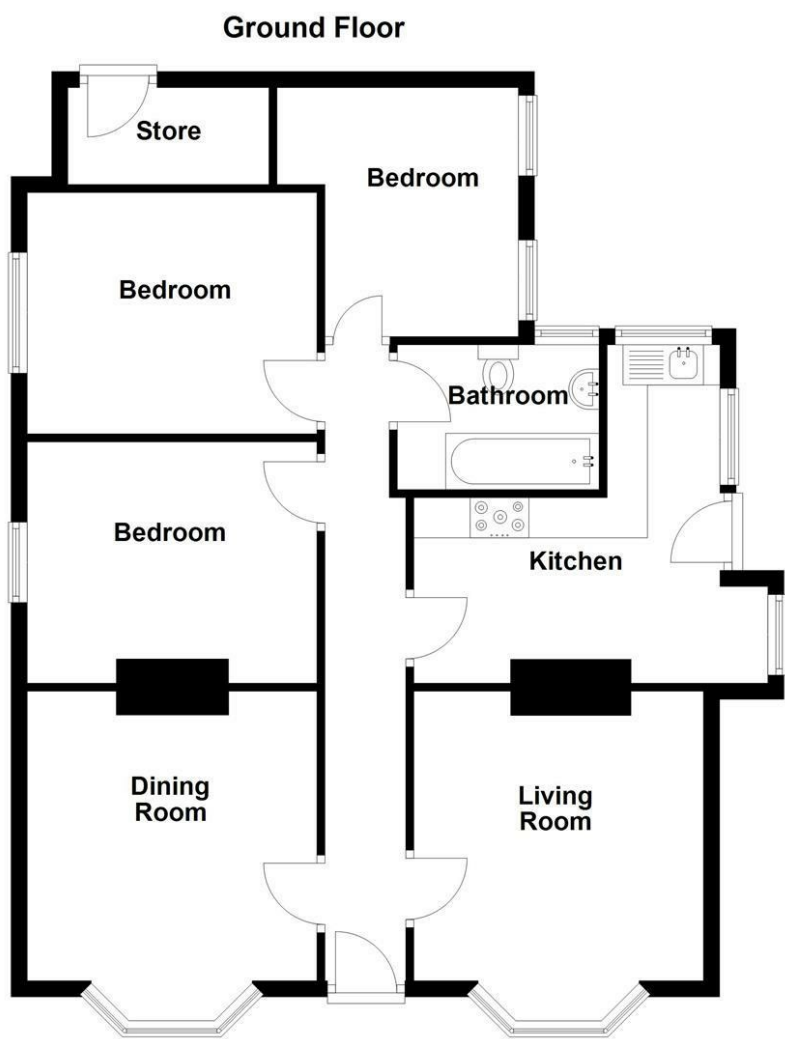
Saturday: 9.00am to 2.00pm

## Additional Information

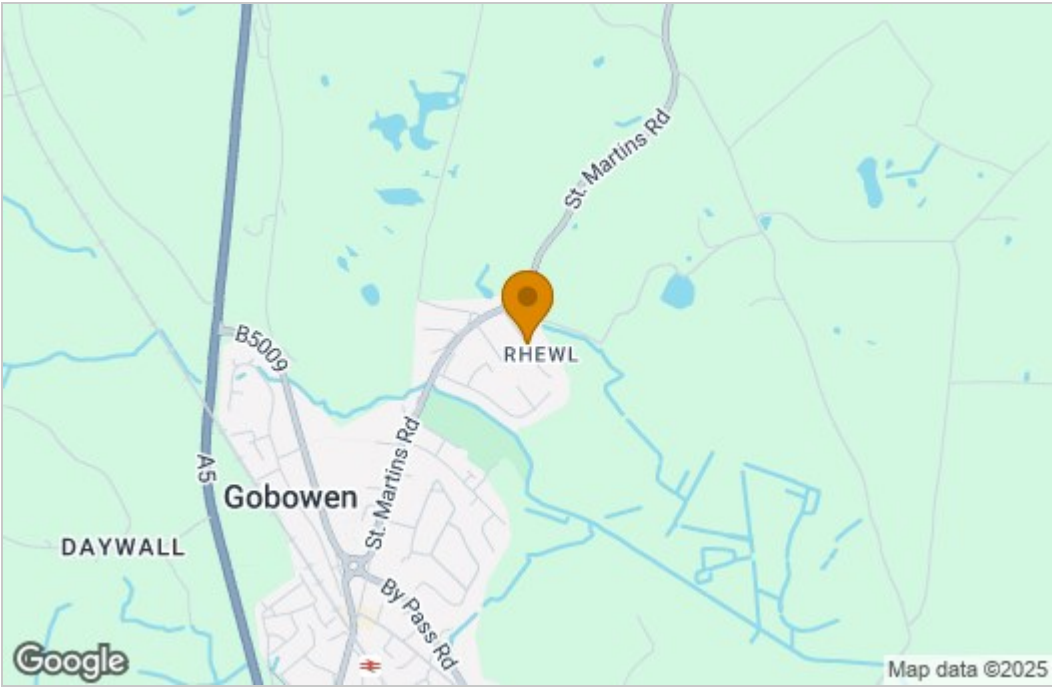
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

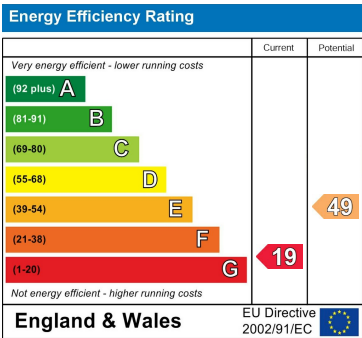
Floor Plan



Area Map



Energy Efficiency Graph



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