



6 The Meadows, Gobowen, Oswestry, Shropshire, SY11 3JD

£215,000

Well positioned 2 bedroom detached bungalow situated in a cul de sac position. The accommodation provides Entrance Hall, Living Room, Dining Room, Kitchen, 2 Bedrooms,, Shower Room, Driveway Garage, Front and Rear Gardens, GCH. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed Entrance Porch, double glazed entrance door.

Entrance Hall

Radiator, access to loft space, cupboard housing gas central heating boiler.

Living Room 14' 5" x 11' 0" (4.39m x 3.35m)

Briquette fireplace, radiator, double glazed window to the front.

Dining Room 10' 5" x 8' 3" (3.17m x 2.51m)

Glazed wooden door, radiator, double glazed window to the front.

Kitchen 10' 5" x 9' 0" (3.17m x 2.74m)

Fitted with base and eye level units, laminated work tops, inset sink unit with mixer tap, built in cupboard, door to the Side Porch and Garden.

Side Porch

Doors to the front and rear.

Bedroom 1 13' 8" x 10' 2" (4.16m x 3.10m)

Radiator, double glazed window to the rear.

Bedroom 2 11' 3" x 10' 2" (3.43m x 3.10m)

Radiator, double glazed window to the rear.

Shower Room

Attractively re-fitted with large shower cubicle with aqua panelling and glass sliding door, vanity unit with wash basin and WC, vinyl flooring, double glazed window to the side

Outside - Front

The property occupies a cul de sac position and is approached over a paved and gravel driveway providing ample parking. The driveway then leads to a Detached Garage. The front garden is laid to lawn with shrubs and trees set around and enclosed by a low brick wall with iron railings.

Detached Garage

Up and over door.

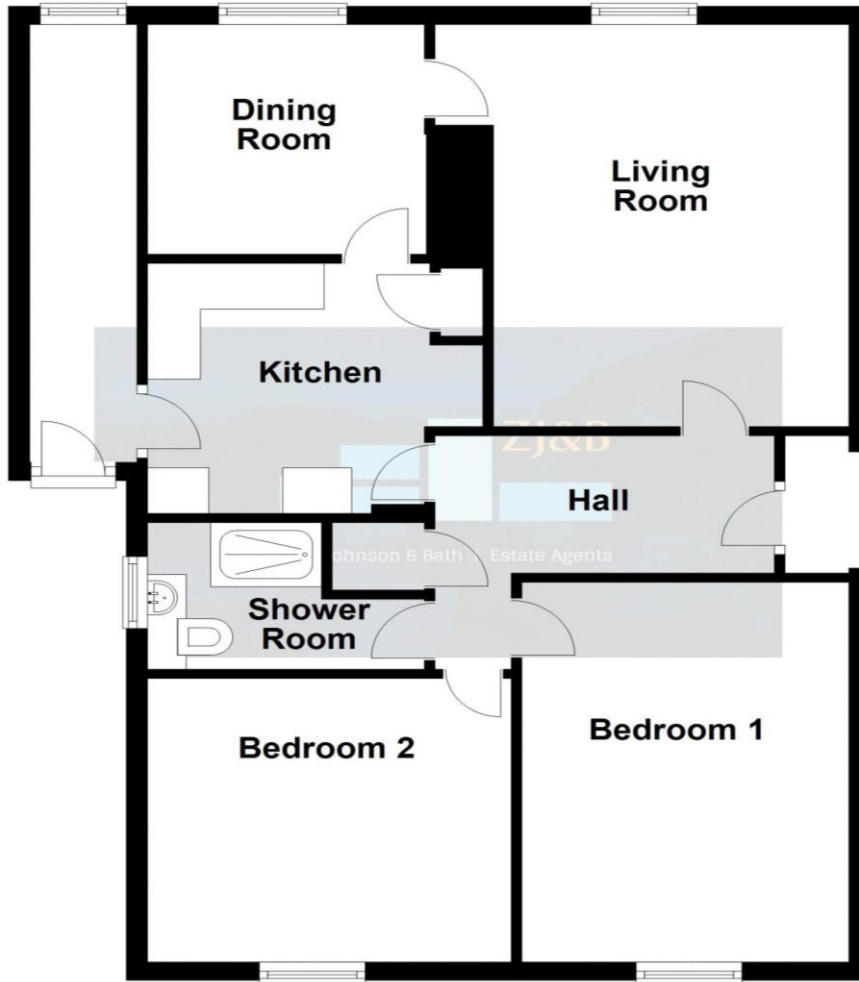
Rear Garden

The rear garden is approached onto a small patio area with pathway leading round to the front of the property. Mainly laid to lawn with shrubs set around and enclosed by timber fencing.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

22/07/2024, 12:06 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

6 The Meadows Gobowen Shropshire SY11 3JG	Energy rating D	Valid until 11 April 2025
		Certificate number 9408-5038-4204-4505-5050

Property type Detached bungalow
Total floor area 76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and energy labelling](#) (<https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-labelling>)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/9408-5038-4204-4505-5050>

1/6



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage