



FOR SALE

Offers in the region of £125,000

8 Almond Avenue, Gobowen, Oswestry, SY11 3JU

A most exceptionally well presented two bedroom first floor apartment which is situated within an established residential locality on the edge of Gobowen village. Being well placed for local amenities and transport links to include railway station the accommodation comprises: Reception Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms, Shower Room, Double Glazing, Gas Fired Central Heating, Generous Garden with Outside Store providing Utility storage and Large Outside Store.





- **First Floor Apartment**
- **2 Double Bedrooms**
- **Generous Garden**
- **Out Building**
- **Edge of Village**
- **Convenient Location**

LOCATION

Gobowen enjoys village facilities including convenience store, public house, primary school and main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. Large shopping and leisure facilities are available in Oswestry some 3.5 miles distant and A5 gives easy access to Shrewsbury, Telford and The Midlands and Wrexham, Chester and the North West. The mainline station in Gobowen gives direct links to Shrewsbury, Telford, Wolverhampton and Birmingham.

DIRECTIONS

Upon reaching the village of Gobowen from Oswestry direction turn left into Trewern Avenue and continue to the T Junction. Turn right into Almond Avenue where the property will be observed on the right hand side.

THE ACCOMMODATION

A UPVC part double glazed entrance door leads into:-

RECEPTION HALL

Stairs lead up into the Reception Hall with loft hatch, central heating control, radiator and built in storage cupboard.

LOUNGE/DINING ROOM

12'9" max x 15'5" (3.90m max x 4.70m)

With two UPVC double glazed windows, exposed timber flooring, radiator and over stairs storage cupboard with meter cupboard.

KITCHEN

9'10" x 9'6" (3.00m x 2.90m)

With dual aspect UPVC double glazed windows and a range of modern range of fitted wall and floor units, work surfaces, stainless steel sink and drainer with mixer tap/rinse attachment, space and plumbing for appliances, integrated oven, ceramic four ring hob with cooker hood over, radiator, vinyl tile effect flooring.

BEDROOM ONE

13'1" x 11'9" (4.00m x 3.60m)

With UPVC double glazed window, radiator, laminate wood effect flooring.

BEDROOM TWO

12'9" max x 11'9" (3.90m max x 3.60m)

With UPVC double glazed window, radiator, built in storage cupboard housing the gas central heating boiler.

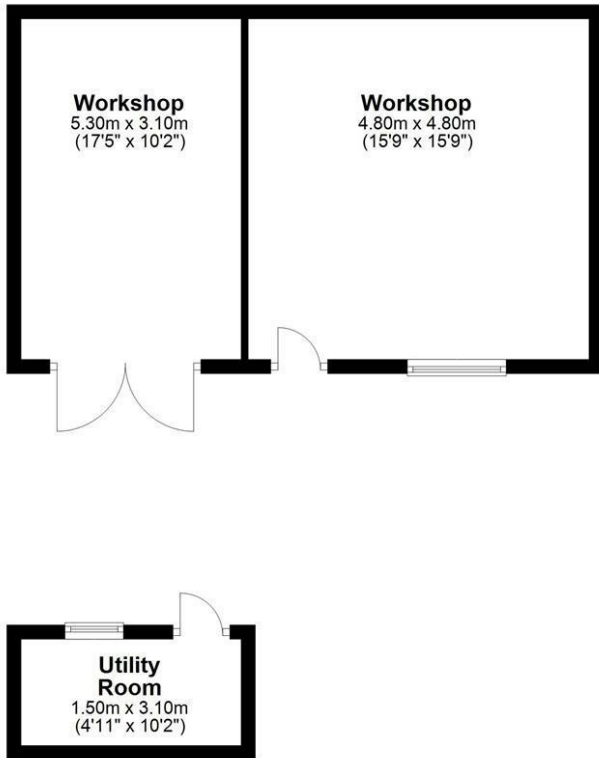
SHOWER ROOM

With UPVC obscured double glazed window and suite comprising: low flush WC, bespoke vanity sink unit with drawers below and mirror over, shower unit, part tiled walls, heated towel rail and tiled wood effect flooring.



Outbuildings

Approx. 44.6 sq. metres (480.1 sq. feet)



Ground Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

8 Almond Avenue

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



GARDENS AND GROUNDS

From the pavement a wooden pedestrian gate provides shared access onto a pathway with steps leading up to the front entrance. A timber pedestrian gate leads into the generous sized garden with useful outside store (1.50m x 3.10m (4'11" x 10'2")) providing utility storage. There is a lawn garden, paved patio, vegetable planters, greenhouse, soft fruit bushes and

OUTBUILDING

Useful outside store (1.50m x 3.10m (4'11" x 10'2")) providing utility storage or potential workshop.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

The property is in band 'A' on the Shropshire Council Register.

TENURE

We understand from the vendor(s) that the property is Leasehold, confirmation of this should be sought by the prospective purchasers solicitor. We have been advised that the 125 year lease was granted in 2014. A quarterly service charge is payable (01/01/23 - 31/03/23) - £27.66.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



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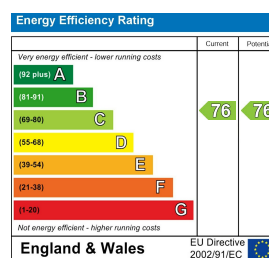
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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