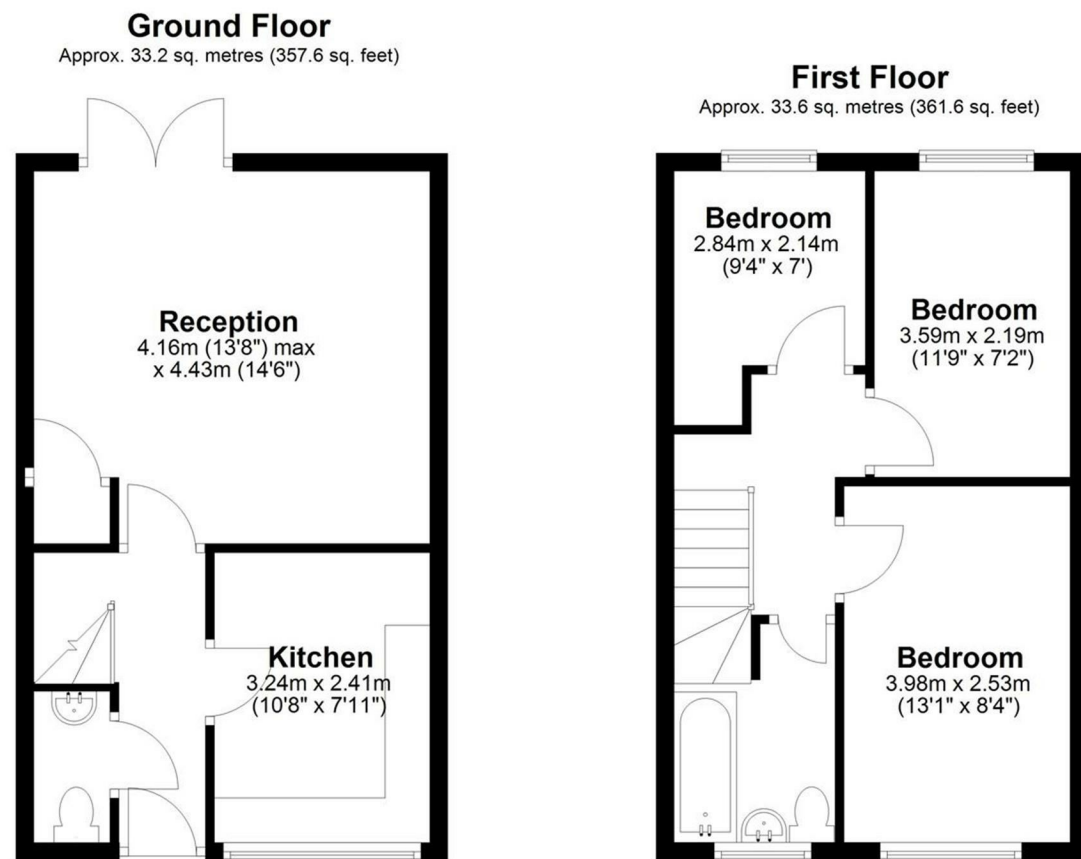


FOR SALE



76 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY



Total area: approx. 66.8 sq. metres (719.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.



FOR SALE

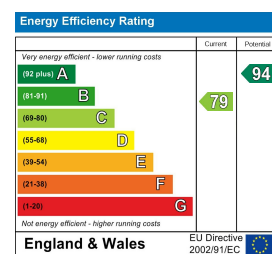
Offers in the region of £195,000

76 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY

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



An attractive and well presented modern End-Terrace House with parking and an enclosed garden in a popular location set on a recently established development, close to a range of amenities and Gobowen Railway Station.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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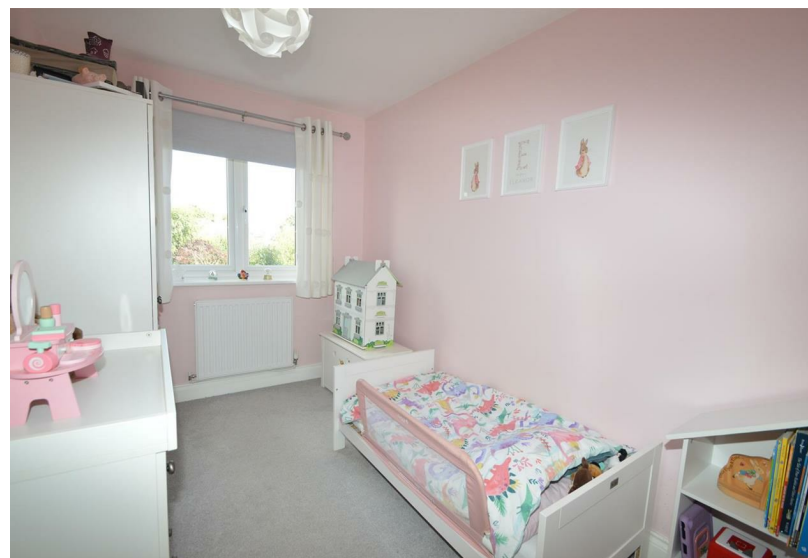
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well Presented, End Terrace Home
- Tastefully Decorated
- Traditional Layout
- Lawned Garden with Decked Terrace
- Parking Space
- Close to Amenities/Railway Station

DESCRIPTION

This attractively presented and well proportioned modern end-terrace house will no doubt appeal to a range of buyers including first time buyers, young families or investors. The layout is traditional with a reception hall having the benefit of a guest cloaks/WC. There is a separate kitchen with a good range of contemporary appliances and cupboard space. The combined lounge/diner is quite spacious and has twin French doors leading out to the rear garden. On the first floor there are 3 bedrooms and for couples the third bedroom would make a handy study. These rooms are then served by a main bathroom.

Outside there is a parking space immediately to the front of the house whilst the garden is completely enclosed and is laid out for ease of management and includes a lawn with small patio and decked terrace.

DIRECTIONS

Proceed from Oswestry to Gobowen on the B5069 road to Gobowen and just before the outskirts at the mini roundabout turn first exit onto Thomas Penson Road. Proceed right to the end of this road and at the junction with Henry Robertson Drive the property will be seen in front identified by the Agent's for sale board.

RECEPTION HALL

With tiled floor and staircase rising to the first floor.

GUEST CLOAKS/WC

With tiled floor, pedestal wash hand basin with tiled splash and close coupled WC.

KITCHEN

With tiled floor. Contemporary fittings to include wood effect work surfaces with tiled splash and built-in stainless steel sink unit. Built-in GAS 4 RING HOB UNIT with tiled splash and STAINLESS STEEL EXTRACTOR OVERHEAD. ELECTRIC LOW LEVEL OVEN. An attractive range of white high gloss base and eye level cabinets with one containing the gas fired Worcester central heating boiler. Space and plumbing for washing machine, space for upright fridge/freezer.

LOUNGE/DINER

With contemporary wood effect laminate flooring, ample space for large sofa and dining table. Useful understairs storage cupboard, double glazed twin French doors leading out to the rear garden.

FIRST FLOOR LANDING**BEDROOM 1**

With front window aspect, ample space for wardrobe.

BEDROOM 2

With rear window aspect, access to loft space.

BEDROOM 3

With rear window aspect.

BATHROOM

With tiled floor. Panelled bath with chrome mixer tap and shower attachment with glazed splash screen and tiled walls above, close coupled WC, pedestal wash hand basin with tiled splash. Electric shaver socket, mirror fronted wall cabinet.

OUTSIDE

To the front of the house is a parking space. A flagged pathway leads to the front doorway flanked by ornamental gravel landscaping and cold water tap. A shared flagged pathway leads down the flank of the house to a pedestrian entrance gate which leads into:

THE GARDEN

This is completely enclosed by timber fencing and comprising of small flagged patio with a gravel path, lawn and useful timber decking terrace suitable for barbecue or outdoor dining. Timber garden shed.

GENERAL REMARKS**FIXTURES AND FITTINGS**

Fitted carpets as laid and light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system installed. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently in Council Tax Band C - Shropshire Council

VIEWINGS

Strictly by appointment through the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.