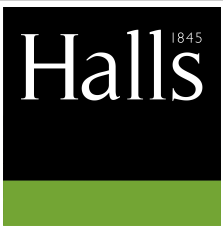


FOR SALE

15 Hampton Rise, Oswestry, SY11 1ST



FOR SALE

Offers in the region of £250,000

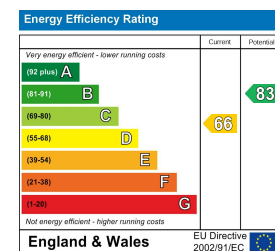
15 Hampton Rise, Oswestry, SY11 1ST

A spaciously proportioned Detached Bungalow requiring extensive modernisation and refurbishment, together with some scope for modification, and having driveway parking, garage, front and rear gardens, whilst attractively positioned in a popular area of the town.

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious Detached Bungalow
- Requires Modernisation
- 3 Good Size Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Popular Town Location

#### DESCRIPTION

This deceptively spacious detached bungalow offers versatile accommodation, whilst requiring a comprehensive scheme of modernisation and refurbishment. There is also scope for some modification to possibly relocate the kitchen into the large dining/living room and retain the existing kitchen as a utility/boot room. There are 3 good size bedrooms, together with a rear conservatory and a fitted shower room.

Outside, gardens are provided to both the front and rear together with 2 greenhouses. The driveway has ample parking space for a number of cars, together with a garage.

#### ENTRANCE PORCH

With tiled floor and external twin entrance doors.

#### RECEPTION HALL

With access to loft space, large built-in linen/airing cupboard.

#### LOUNGE

With feature Onyx style fireplace and matching hearth incorporating coal effect living flame effect gas fired. Large double glazed picture window to the front.

#### DINING/LIVING ROOM

With large double glazed picture window to the front.

#### KITCHEN

With extensive fitted work surfaces having built-in stainless steel twin bowl sink unit, tiled splash areas. BUILT-IN ELECTRIC CREDA HOB UNIT with FILTER HOOD OVERHEAD, BUILT-IN ELECTRIC BOSCH FAN ASSISTED DOUBLE OVEN. An extensive range of part wood trimmed base and eye level cupboards including drawers, fitted shelving. Wall mounted Main combi central heating boiler. Front and rear external entrance doors, 2 Velux roof lights.

#### BEDROOM 1

With a fitted range of wardrobes including overhead storage cupboards. window to rear.

#### BEDROOM 2

With a fitted range of part mirror fronted wardrobes, double glazed sliding door leading through to:

#### CONSERVATORY

With tiled floor and sliding door leading out to the rear garden.

#### BEDROOM 3

With a built-in range of wall to wall wardrobes and side double glazed window aspect.

#### BATHROOM

With a coloured suite comprising wide shower cubicle with panelled walls and direct feed shower unit, pedestal wash hand basin, close coupled WC, bidet. Wall shelf and fitted mirror over, heated chrome towel rail, extensive tiled walls.

#### OUTSIDE

The property is approached over a flagged and gravelled driveway with ample parking space for 2/3 cars and leading to:

#### ATTACHED GARAGE

With metal up and over entrance door, power and lighting, rear side pedestrian access door.

#### THE GARDENS

These are provided to both the front and rear. The front garden includes a lawn with flagged pathways and mature hydrangeas. The rear garden provides a lawn with timber archways with climbing plants and a flagged sun patio. There is a garden area adjacent to the conservatory with herbaceous and floral beds with steps and a timber rail. Two aluminium framed GREENHOUSES. LEAN-TO POTTING SHED.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and blinds and curtains as provided are included in the sale. Only those items described in these particulars are included in the sale.

#### SERVICES

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

#### TENURE

Freehold. Purchase must confirm via their solicitor.

#### COUNCIL TAX

The property is currently in Council Tax Band D - Shropshire Council.

#### VIEWINGS

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

#### DIRECTIONS

From the Agent's Oswestry office proceed along Church Street and turn left onto Willow Street. Proceed up Willow Street passing the Fire Station on the right hand side. Continue up the hill and turn left onto Hampton Rise where the property will be identified on the left hand side by the Agent's for sale board.

#### SITUATION

The property is situated in a pleasant residential area on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.