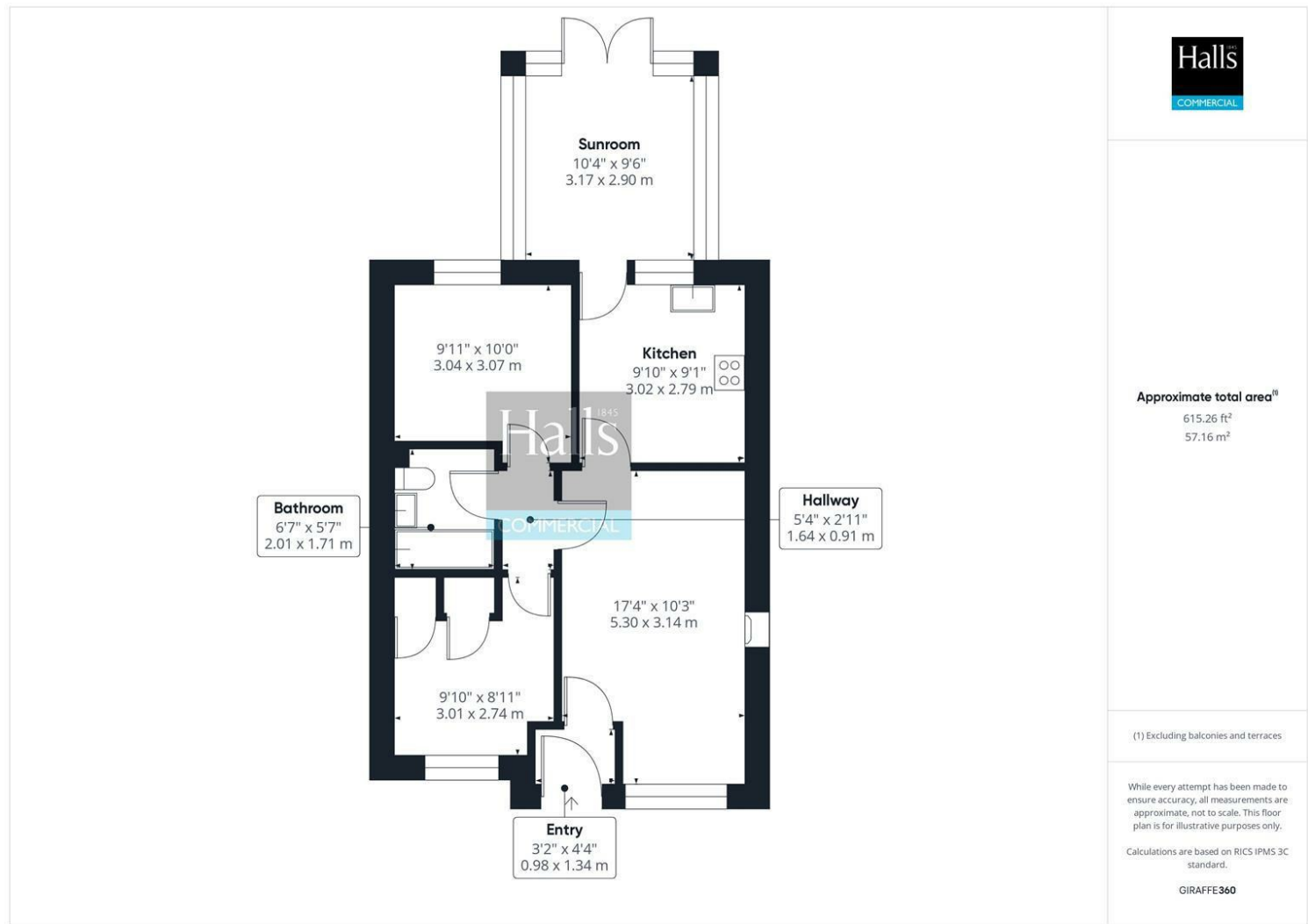


TO LET

The Cross, 7 Gobowen, Oswestry, SY11 3JR



TO LET £725 Per Calendar Month

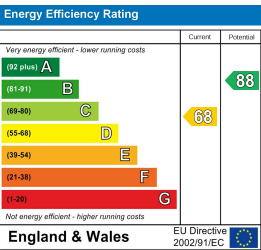
The Cross, 7 Gobowen, Oswestry, SY11 3JR

A centrally located 2 Bedroom Mid-Terrace Bungalow conveniently located for Gobowen Railway Station and walking distance to local village amenities. The property benefits from gas fired central heating, double glazing, parking and gardens.

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



Halls
1845

01691 670 320

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



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1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Immaculate Mid-Terrace Bungalow
- Centrally Located
- Very Close to Local Amenities
- EPD D
- TAX BAND B
- Gas Central Heating & Double Glazing

DIRECTIONS

From Oswestry upon entering the village of Gobowen proceed over the railway line and take the next turning right where the entrance to the cul-de-sac will be located immediately on the left hand side.

SITUATION

Gobowen enjoys village facilities including convenience store, public house, dentist, post office, hairdressers, takeaways, 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. The A5 trunk road is some one mile distance and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the northwest.

DESCRIPTION

A modern mid-terrace bungalow situated within easy walking distance of all local village amenities. The bungalow offers well maintained accommodation and has a lovely conservatory overlooking the rear garden. There are modern fitments to the kitchen and bathroom as well as gas central heating, double glazing and off-road parking.

ENTRANCE

A uPVC part double glazed entrance door leads into:-

ENTRANCE HALL

With laminate wood effect flooring, internal door to:

LOUNGE

Front aspect double glazed window, feature fireplace with coal effect gas fire, laminate wood effect flooring.

KITCHEN

Fitted with a range of fitted base and eye level units with worktops over and tiled surround. Stainless steel sink, freestanding cooker with extractor hood over, wall mounted gas fired boiler, tiled floor, central heating control, part glazed door and window to Conservatory.

CONSERVATORY

Constructed with brick plinth with uPVC double glazed windows above and corrugated roof covering with fitted blinds and patio doors leading out to the rear garden. Ceiling fan/light fitting, tiled floor.

INNER HALL

Leading to:

BEDROOM 1

Rear aspect window, loft hatch.

BEDROOM 2

Front window aspect, built in airing cupboard and single wardrobe.

BATHROOM

Fitted bathroom suite comprising panelled bath with mixer tap/shower attachment, pedestal wash hand basin and low flush WC. Tiled effect flooring, tiled walls, shaver point.

GARDENS

To the front of the property there is parking provision and an open plan lawned area of garden. To the rear there is a further lawned garden with a variety of trees and shrubs inset with timber garden shed and timber pedestrian gate.

COUNCIL TAX

The property is currently banded in Council Tax Band B - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

£836 to be held in the Deposit Protection Service.