

BOWEN

PROPERTY SINCE 1862



£259,950

6 Gatcombe Gardens, Oswestry,
Shropshire, SY11 2YG

🏠 3 Bedrooms

🚿 2 Bathrooms

6 Gatcombe Gardens, Oswestry, Shropshire, SY11 2YG



General Remarks

A well proportioned three bedroom detached property situated within a small cul-de-sac of similar properties in this established residential area. The property includes off road parking with garage, rear gardens, double glazing and gas fired central heating. There are en suite facilities to the master bedroom with a useful Utility accessed off the Kitchen at the rear of the garage. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in a popular residential area within easy walking distance of the centre of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham whilst the town has an excellent bus service.



Accommodation

A part glazed door at the front of the property leads into:

Hall: 13' 11" x 6' 10" (4.23m x 2.08m) max
Laminate flooring, radiator, stairs to first floor landing and doors off to:

Living Room: 13' 9" x 11' 6" (4.18m x 3.50m) plus Bay Bay window to the front, radiator, laminate flooring, gas fire with brick surround and tiled hearth and double doors leading through:

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Dining Room: 11' 3" x 9' 1" (3.42m x 2.77m)

Laminate flooring, radiator, glazed doors to garden and separate door to:

Kitchen: 11' 0" x 9' 2" (3.35m x 2.80m) Modern range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Eye level double electric oven and ceramic hob, space for appliances, vinyl flooring, part tiled walls and an archway leading through to:

Utility: 7' 10" x 8' 4" (2.40m x 2.54m) Fitted base units with work surfaces over and inset stainless steel sink. Part tiled walls, space/plumbing for appliances, Worcester gas fired boiler, part glazed door to rear gardens and separate door to garage.

Stairs to First Floor Landing: Access to loft space, airing cupboard housing hot water cylinder/slatted shelving and doors off to:

Bedroom 1: 11' 0" x 7' 5" (3.35m x 2.26m) Fitted wardrobes, radiator and door to:





En-suite: 8' 0" x 4' 11" (2.43m x 1.51m) max Suite comprising shower cubicle, wash hand basin and low level flush w.c. Part tiled walls and vinyl flooring.

Bedroom 2: 11' 5" x 9' 1" (3.47m x 2.76m) Radiator and mirror fronted sliding wardrobes.

Bedroom 3: 7' 5" x 7' 7" (2.27m x 2.31m) Radiator.

Family Bathroom: Suite comprising panel bath with electric shower over, wash hand basin and low level flush w.c. Radiator, vinyl flooring and part tiled walls.

Garage: 19' 2" x 8' 6" (5.84m x 2.60m) Electric up and over door to driveway, separate door to Utility and power/ lighting laid on.

Outside: The property includes gardens to the front and rear. At the front the driveway is bordered by lawns with a pedestrian path providing access to the rear. At the rear there are further lawns, a paved patio and shrub borders.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND. Tel: (0345 678 9000)

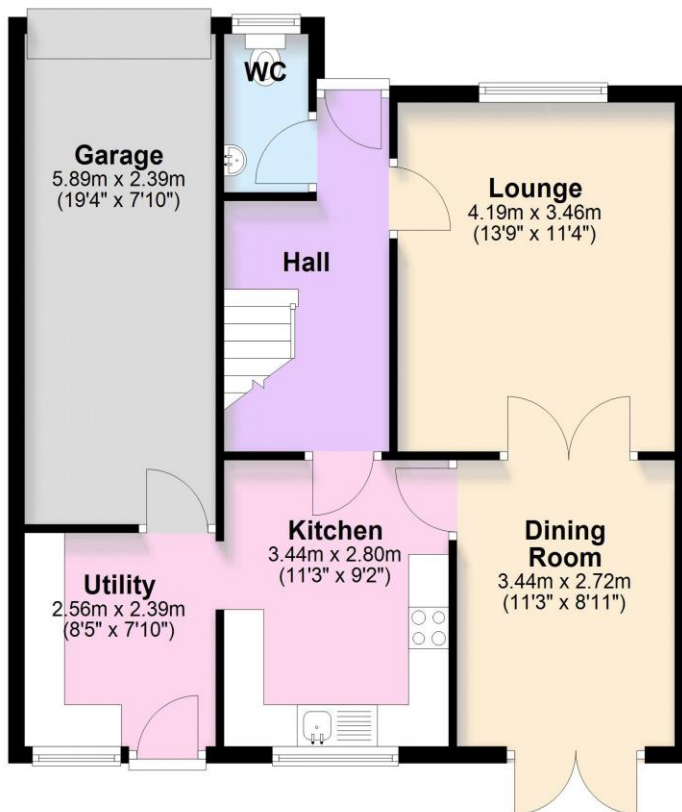
EPC: Awaiting EPC assessment.

Directions: Proceed along Beatrice Street, following the road out of town before turning right onto Whittington Road. Turn right again onto Unicorn Road then left at the roundabout onto Cabin Lane. Follow the road along and turn right onto Gatcombe Gardens where the property will be found on the right hand side.



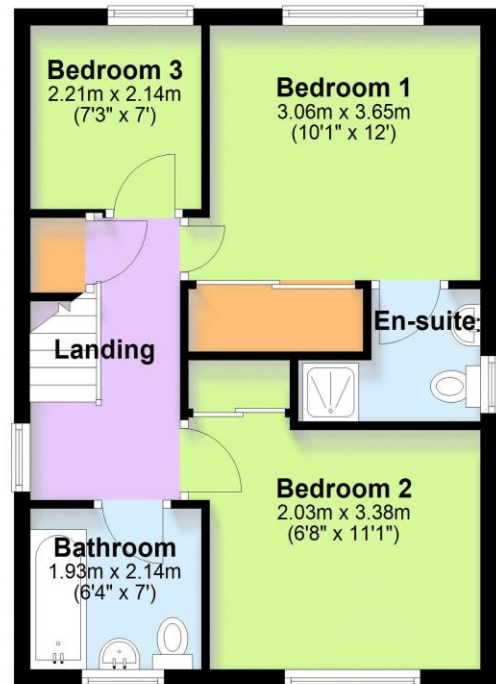
Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)

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