

# BOWEN

PROPERTY SINCE 1862



Asking Price £155,000

4 New Road, Gobowen, Oswestry SY11 3JH

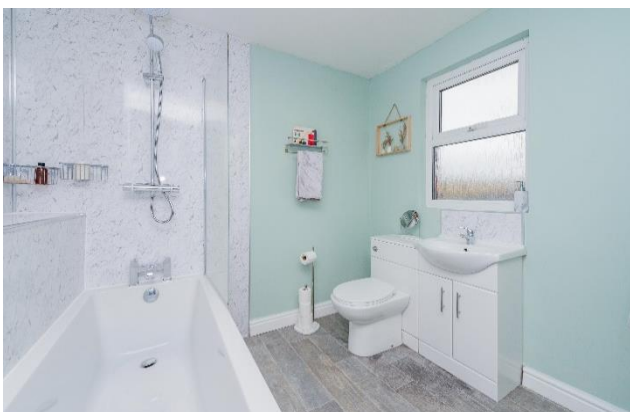
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🛏 2 Bedrooms

🚿 1 Bathroom



## 4 New Road, Gobowen, Oswestry SY11 3JH



### General Remarks

A fully refurbished two bedroom semi detached property situated in a central yet quiet location within the popular village of Gobowen. The property has been the subject of a full scheme of works and now provides spacious living accommodation, alongside a rear yard and off road parking for 2 cars. The property is warmed by gas fired central heating and is fully uPVC double glazed. Early inspection is highly recommended.

**Location:** The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

### Accommodation

**Hallway:** Stairs leading to first floor and a radiator.

**Sitting Room:** 11' 1" x 12' 1" (3.38m x 3.69m) Wall mounted electric fire, coving to ceiling, radiator and TV point.

**Lounge:** 12' 4" x 12' 2" (3.75m x 3.71m) Radiator and door into:

**Kitchen:** 8' 5" x 18' 3" (2.56m x 5.57m) Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over and tiled surround. 1 1/2 bowl and stainless steel sink and drainer. Integrated fan assisted oven/grill with 4 ring gas hob over, extractor hood is fitted above. Space and plumbing for washing machine and access to under stairs storage cupboard.

**Cloakroom:** With low level flush WC, corner wash hand basin and tiled splash back. Radiator and extractor fan.

**Stairs off Hall to:**

**First Floor Landing:** Access to roof space and radiator.

**Bedroom 1:** 14' 7" x 11' 1" (4.45m x 3.39m) Radiator and twin fitted wardrobes.

**Bedroom 2:** 12' 4" x 9' 8" (3.77m x 2.95m) Radiator.



**Bathroom:** 10' 1" x 8' 5" (3.07m x 2.57m) Fully refitted bathroom (within the last 12 months) suite comprising panel bath with twin shower attachment, low level flush WC, wash hand basin with vanity cupboard above. Heated towel rail, extractor fan, fitted airing cupboard housing Worcester gas fired boiler.

**Outside:** Gravelled area to the front providing off road parking for 1 car. To the rear of the property there is a large ornamental gravelled area which is currently used for parking but which could be easily transformed to create a good sized garden.

**EPC Rating:** EPC Rating - Band 'D' (62).

**Council Tax Band :** Council Tax Band 'A'.

**Local Authority:** Shropshire County Council.

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

**Directions:** From Oswestry town centre proceed down Gobowen Road arriving at the large roundabout on the A5/A483. Take the second exit signposted Gobowen and proceed to the mini roundabout. Go straight over the mini roundabout and into the village over the level crossing. Take the next turning right onto the old Whittington Road and then the second left onto New Road where the property will be found on the left hand side.





# Looking for that perfect mortgage?

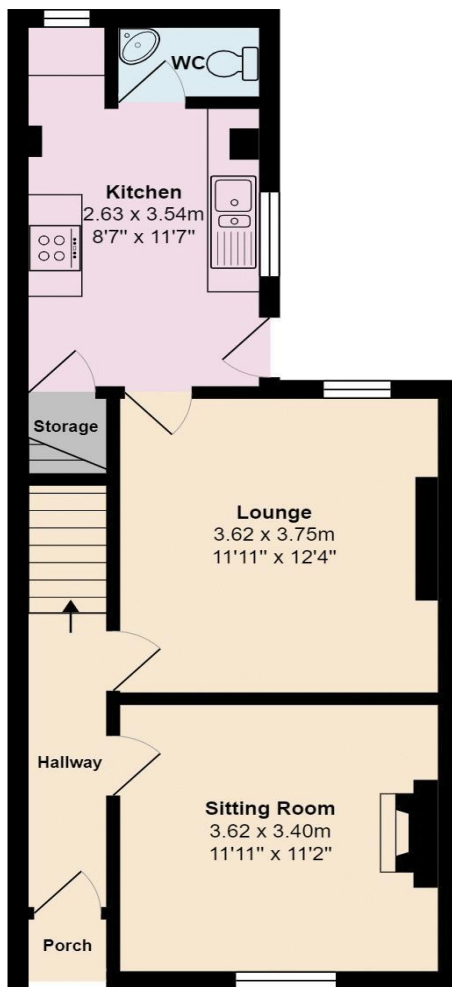
We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage.

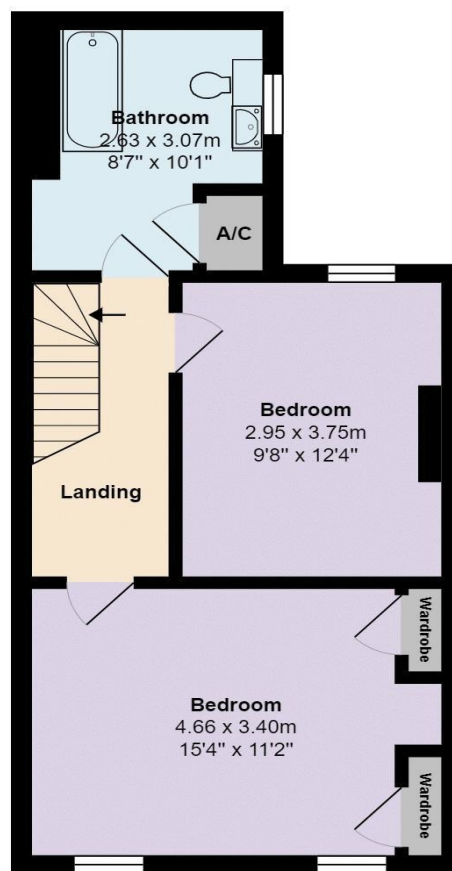
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Ground Floor



First Floor

Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

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