

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £179,950

31 Hammonds Place, Gobowen, Oswestry,  
Shropshire, SY11 3PA

3 Bedrooms

1 Bathroom



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### General Remarks

A well presented three bedroom semi detached property situated in this established residential area within the popular village of Gobowen. The property has been well maintained by the current owner and includes good sized rear gardens, alongside off road parking provision to the front. The property is warmed by gas fired central heating and includes double glazing. It is offered to the market with no onward chain and early inspection is therefore highly recommended by the sole selling agent.

**Location:** The property is located close to the centre of the popular village of Gobowen and within walking distance of all amenities. The village itself has an excellent range of amenities including primary school, shops, post office, public houses and a train station. Easy access onto the A5/A483 provides direct links to the larger towns of Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst the train station provides services to Birmingham and Manchester.

### Accommodation

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

**Porch:** 5' 10" x 3' 3" (1.77m x 0.98m) With glazed door into:

**Hall:** 10' 4" x 5' 10" (3.16m x 1.79m) Radiator, stairs to first floor landing, understairs cupboard and doors off to:

**Living Room:** 12' 10" x 10' 5" (3.92m x 3.18m) Gas fireplace, radiator and TV point.

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.

**Kitchen:** 11' 8" x 7' 1" (3.56m x 2.16m) Modern range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated double oven with four burner gas hob and extractor hood over. Space/plumbing for washing machine and fridge. Tiled floor, radiator, glazed door to rear gardens and separate door to:

**Dining/Sitting Room:** 11' 8" x 11' 7" (3.56m x 3.53m) Gas fireplace, TV/telephone points and radiator.

**Stairs to first floor landing:** Cupboard housing 'Worcester' gas fired boiler, access to loft space and doors off to:

**Bedroom 1:** 12' 10" x 9' 8" (3.91m x 2.95m) Radiator.

**Bedroom 2:** 9' 5" x 9' 4" (2.88m x 2.84m) Built in wardrobe and radiator.

**Bedroom 3:** 9' 2" x 7' 5" (2.80m x 2.25m) max Fitted overstairs platform with cupboard above and radiator.









**Shower Room:** 5' 6" x 5' 0" (1.67m x 1.53m)

Modern suite comprising shower cubicle with electric shower and wash hand basin with vanity unit below. Tiled walls, radiator and vinyl flooring.

**Separate W.C.:** 5' 6" x 2' 6" (1.68m x 0.76m)

Low level flush w.c., radiator, tiled walls and vinyl flooring.

**Brick Built Garden Store:** 7' 2" x 7' 3" (2.19m x 2.20m) Light/power facilities laid on.

**Separate Garden Store/Coal Shed:** 4' 1" x 3' 1" (1.25m x 0.94m)

**Gardens:** At the front of the property the driveway leads to a garage at the side and is bordered by lawns with shrub/hedge borders to the front. The rear gardens include a covered paved patio adjoining the property with lawns beyond, gravelled beds and shrub borders.

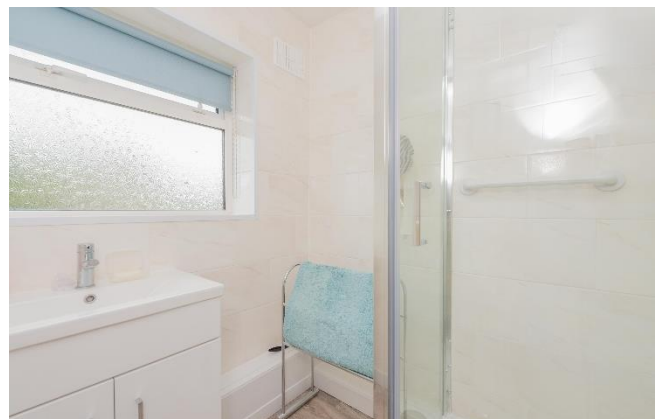
**EPC Rating:** Band D (65)

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

**Local Authority:** Shropshire County Council.

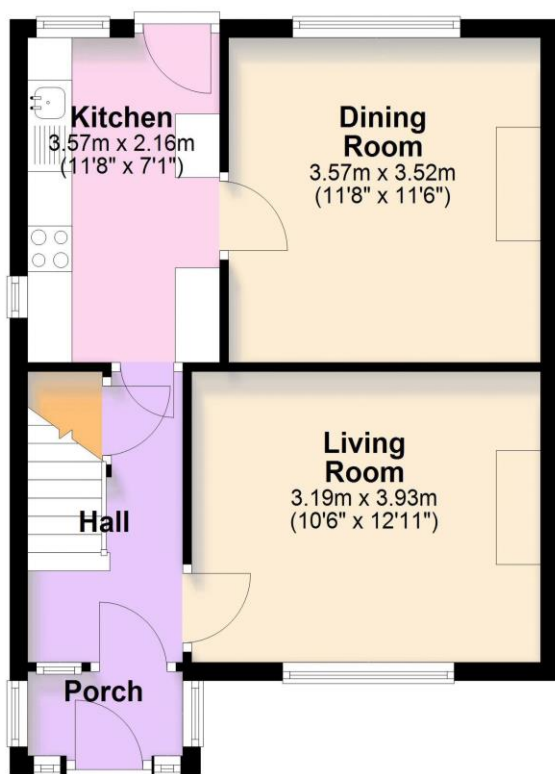
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** Turn off the A5/A483 at the roundabout near the R.J.A.H. Hospital, signposted for Gobowen (B5069). Continue ahead passing straight over the new roundabout into the village of Gobowen. Continue over the level crossing and take the 2nd exit at the next roundabout signposted for St Martins. Take the first right onto West Place and then take the first right onto Hammonds Place, following the road around to the left and continuing straight ahead, where the property will be found on the left hand side.



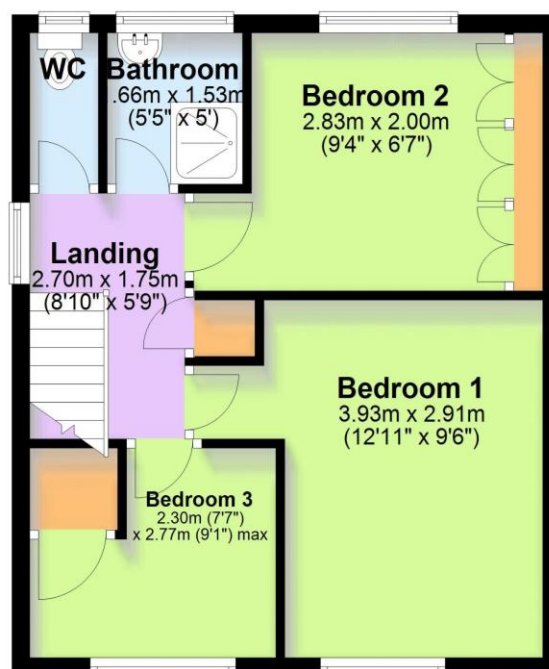
## Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)

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