

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £200,000

Fernside, School Lane, Gobowen,  
Oswestry, SY11 3LD

🏠 3 Bedrooms

🚿 1 Bathroom



# Fernside, School Lane, Gobowen, Oswestry, Shropshire, SY11 3LD



## 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

### General Remarks

A spacious three bedroom semi detached property situated in a central yet quiet location within the popular village of Gobowen. The property provides accommodation set over three storeys alongside rear gardens and off road parking.

The property is warmed by gas fired central heating and has uPVC windows throughout. Early inspection is highly recommended as the property is offered for sale with no onward chain.

**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

A part glazed uPVC door leads into:

**Porch:** Part glazed door into:

**Living Room:** 14' 1" x 12' 0" (4.29m x 3.65m) Gas fireplace, radiator, tv/telephone points and door into:

**Kitchen/Diner:** 13' 9" x 12' 0" (4.18m x 3.66m) Range of base/eye level wall units with worktops over and inset stainless steel sink/drainers. Space for cooker and fridge. Stairs to first floor landing, radiator and part glazed door to:

**Utility:** 7' 0" x 6' 1" (2.13m x 1.86m)

Space/plumbing for freezer and washing machine, radiator, Main gas fired boiler and part glazed door to side.

**Stairs to first floor landing:** Stairs to second floor and doors off to:

**Bedroom One:** 14' 1" x 11' 11" (4.3m x 3.64m)

Radiator and tv point.

**Bedroom Two:** 12' 0" x 6' 6" (3.65m x 1.98m

widening to 2.55) Radiator and built in airing cupboard with radiator/slatted shelving.

**Bathroom:** 6' 5" x 6' 5" (1.95m x 1.95m) Suite comprising bath with electric shower over, pedestal wash hand basin and low level flush wc. Radiator and part tiled walls.

**Stairs to second floor:** Opening into:

**Bedroom Three:** 13' 0" x 10' 11" (3.97m x 3.32m max) Radiator.

**Outside:** There is an enclosed paved area to the front of the property with driveway to the side providing off road parking for multiple vehicles.









To the rear there is a raised paved area leading down to a lawns with adjoining outbuildings and a former chicken coup beyond this.

**EPC Rating:** 50|E

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

**Local Authority:** Shropshire County Council.

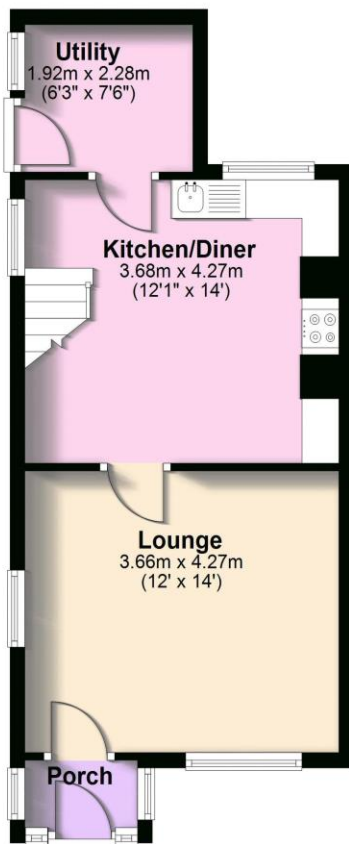
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**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. Follow the road ahead to the next roundabout and take the turning signposted for St Martins (B5069). Continue ahead before turning left onto School Lane, just before the Preeshenlle United Reform Church. Follow the road ahead and the property will be found on the left hand side.



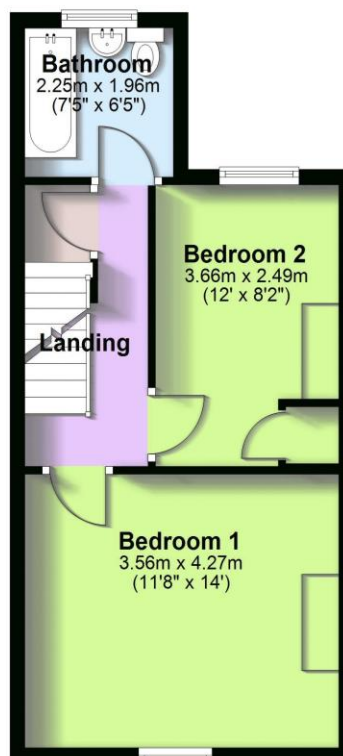
## Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



## Second Floor

Approx. 14.1 sq. metres (151.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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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