

BOWEN

PROPERTY SINCE 1862



Guide Price £290,000

3 Bedrooms 1 Bathroom

47 Hampton Fields, Oswestry, SY11 1TL

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General Remarks

A well presented three bedroom detached bungalow in a sought after residential area within easy walking distance of Oswestry town centre. The property has good sized living accommodation including, Lounge/Diner, Kitchen, Conservatory, Hall, Three Bedrooms and a Shower Room. It is double glazed & gas centrally heated throughout. Externally there is ample off road parking and an attached single garage.

Location: The property is situated within walking distance of the popular 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 larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.



Accommodation

Door into porch: With door into:

Lounge/Diner: 20' 1" x 13' 4" narrowing to 8' 0" (6.12m x 4.06m narrowing to 2.44m) Gas fireplace with brick surround and tiled hearth. Wood effect flooring, two radiators, TV point and doors off to:

Kitchen: 11' 1" x 8' 2" (3.38m x 2.49m) Range of fitted base/eye level wall units with worktops over and inset 1 1/2 bowl stainless steel sink and drainer. Integrated double oven and separate gas hob with extractor hood over. Space for fridge freezer and dishwasher. Radiator, wood effect flooring, part tiled walls and door to:

Conservatory: 9' 9" x 7' 9" (2.97m x 2.36m) Radiator and glazed uPVC doors to gardens.

Hall: Built-in airing cupboard with slatted shelving, access to loft space and doors off to:

Bedroom 1: 11' 8" x 10' 2" (3.55m x 3.10m) Radiator, wood effect flooring and TV point.

Bedroom 2: 11' 4" x 11' 8" (3.46m x 3.56m) Radiator and wood effect flooring.

Bedroom 3: 8' 2" x 6' 9" (2.50m x 2.06m) Radiator and wood effect flooring.

Shower Room: 8' 0" x 5' 1" (2.44m x 1.54m) Modern suite comprising large walk-in shower cubicle with rainfall shower, wash hand basin with vanity unit below and raised low level flush WC. Wood effect flooring, part panelled walls, radiator and extractor fan.

Garage: 17' 4" x 8' 7" (5.28m x 2.61m)

Worcester gas fired boiler, lighting and power laid on, space and plumbing for a washing machine, up and over door to driveway and pedestrian door to rear gardens.

Outside: The well maintained front garden is laid to lawn with shrub border, brick paved path to the front door, driveway providing ample parking leading to the attached garage and paved path leading down the side of the property to the rear garden. The private rear gardens are again laid to lawn with paved patio area and having shrub borders with timber panel fencing to the boundaries.

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

Council Tax: Council Tax Band 'D'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: EPC Rating 'C' (70)

Directions: From Oswestry town centre proceed up Willow Street and turn left at the crossroads onto Welsh Walls. Turn right into Brynhafod Road (in front of the former restaurant). Proceed up Brynhafod Road which then turns into Hampton Road and follow the road ahead before turning right into Hampton Fields. Take the second turning on the left into a cul-de-sac and the property will be found on the right hand side.

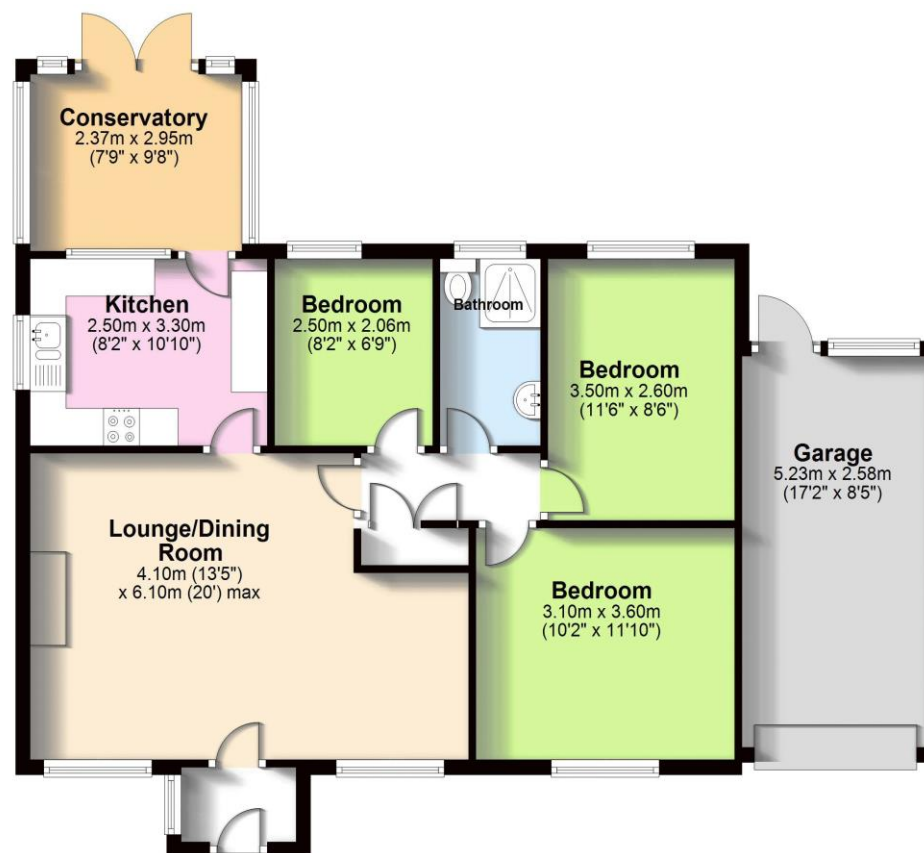






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Ground Floor

Approx. 88.7 sq. metres (954.8 sq. feet)

Total area: approx. 88.7 sq. metres (954.8 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.

Plan produced using PlanUp.

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