



BOWEN

PROPERTY SINCE 1862

Asking Price: £175,000

🛏 3 Bedrooms 🚿 1 Bathroom

Aberdeen House, Hengoed, Oswestry,
Shropshire, SY10 7EU

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General Remarks

A substantial three bedroom detached house with associated garage/outbuildings located centrally in the sought after village of Hengoed. The property used to act as the village Post Office and now offers great potential for refurbishment or redevelopment subject to obtaining any necessary consents. The property includes gardens to the rear and a large attached garage/workshop on the side.

Location: Hengoed is a popular rural village with a public house situated approximately three miles away from the popular market town of Oswestry. Hengoed is easily accessible from the town itself which has a range of shops, schools and other amenities.

The A5/A483 is close at hand and provides direct routes to the towns of Shrewsbury and Wrexham as well as the City of Chester. Rail links are also excellent with Gobowen Station less than two miles away providing services to the larger centres.



Accommodation

A part glazed uPVC door leads into:

Hall: With door into:

Former Post Office/Sitting Room: 24' 10" x 8' 3" widening to 13' 0" (7.58m x 2.52m widening to 3.97m) Gas fire and door to:

Dining Room: 17' 1" x 9' 6" (5.20m x 2.89m) Wood floor, gas fire, radiator and doors off to:

Kitchen: 16' 6" x 9' 7" (5.04m x 2.92m) Fitted base units with worktops over and inset sink unit. Integrated oven and gas hob. Access to boarded loft space with window. Part glazed uPVC door to side and internal door to:

Utility: 10' 7" x 6' 9" (3.23m x 2.06m) Base units with inset stainless steel sink/drain. Space/plumbing for washing machine and glazed door to garden.

Lounge: 14' 0" x 12' 4" (4.26m x 3.77m) max Inglenook fireplace with log burner, understairs storage cupboard and doors off to:

Conservatory: 12' 2" x 8' 2" (3.72m x 2.50m) Glazed doors to gardens.

Stairwell: Stairs to first floor landing and door to:

Bathroom: 7' 5" x 7' 1" (2.26m x 2.17m) Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator.

Stairs to first floor landing: With doors off to:

Bedroom 1: 17' 2" x 9' 7" (5.22m x 2.92m) Radiator.

Bedroom 2/Study: 12' 6" x 8' 11" (3.81m x 2.72m) max Radiator and door to:

Bedroom 3: 25' 0" x 13' 0" (7.63m x 3.96m) With stairs to loft rooms.

Loft Room 1: 12' 11" x 7' 6" (3.93m x 2.29m) plus area under eaves Velux window and door to:

Loft Room 2: 17' 2" x 7' 1" (5.23m x 2.16m) plus under eaves Velux window.

Attached Garage/Workshop: 19' 7" x 16' 4" (5.98m x 4.98m) Sliding double doors to roadway, pedestrian door to side and opening to rear.

Outside: The property includes enclosed gardens to the rear and a covered yard area located adjacent to the attached garage/workshop.

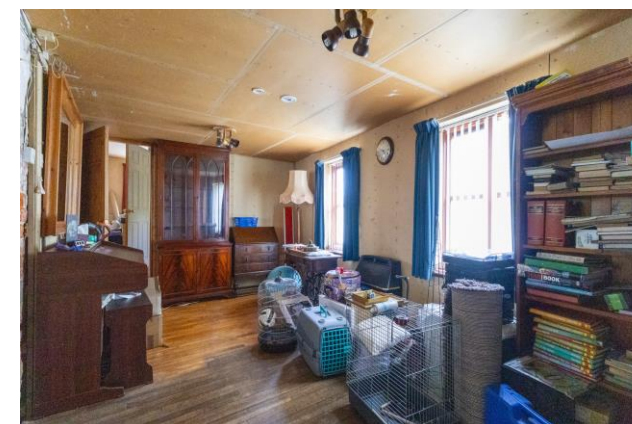
Agent's Note: We are informed that any items of furniture and household effects which remain in the property as at the day of exchange of contracts will not be removed and will be sold with the property.

EPC Rating: EPC Rating - Band 'G' (1).

Council Tax Band: To be confirmed.

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

Services: We are informed that the property has mains electricity and water connections. There is a private LPG supply tank located in the rear gardens and septic tank.









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

Solicitor: Mr Tom Bradshaw, Bradshaws Property Lawyers, 1 Coronation Road, Menai Bridge, Isle Of Anglesey, LL59 5BD. 01248 800900

Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,300 incl. VAT.

Directions: From Oswestry proceed out of the town centre on Willow Street passing the Post Office to your left. Continue ahead before turning right (opposite the Greyhound public house) onto Oakhurst Road. Follow this road out of the town and continue for just over 1 mile before turning to the right sign posted Weston Rhyn. Proceed for approximately 1.5 miles and upon entering Hengoed the property will be found opposite the Last Inn Public House with parking available on the verge opposite the front entrance door.

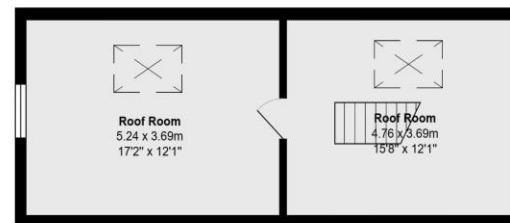
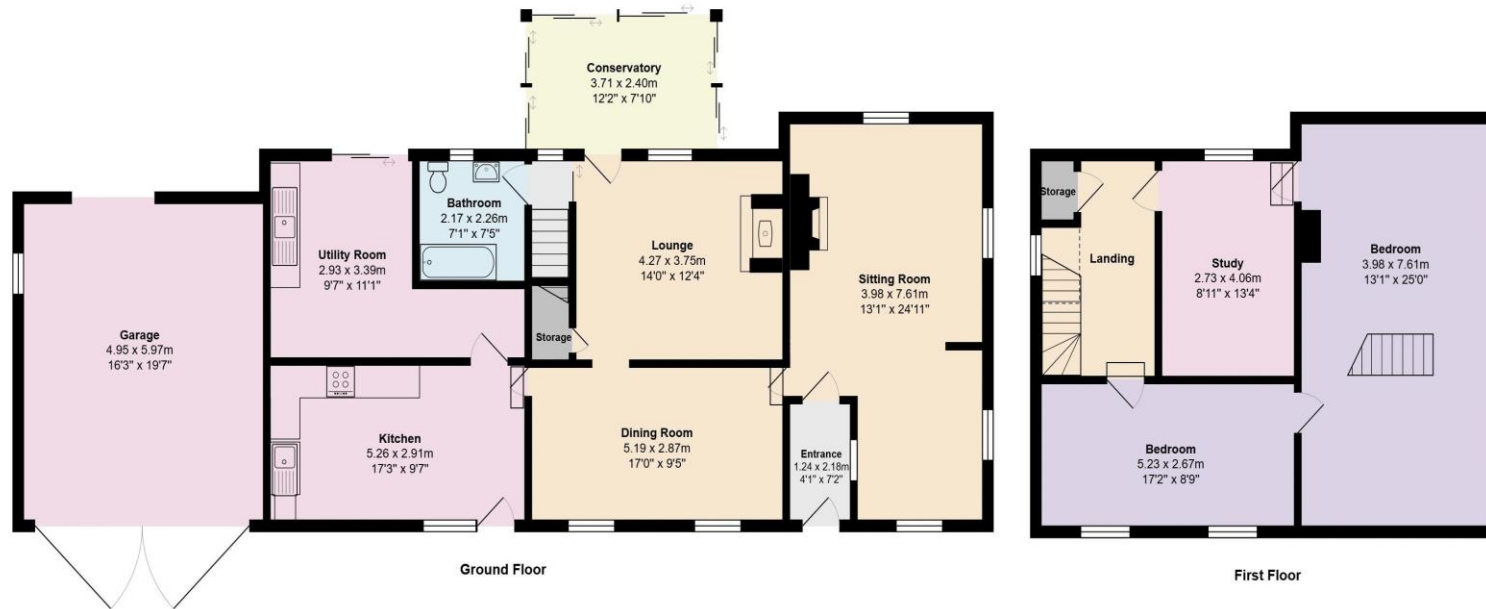
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Room In Roof

Total Area: 217.4 m² ... 2341 ft² (excluding garage)

All measurements are approximate and for display purposes only

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