

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £125,000

Hopton Villa, Maesbury Marsh, Oswestry,
Shropshire, SY10 8JA

🛏 2 Bedrooms

🚿 1 Bathroom

Hopton Villa, Maesbury Marsh, Oswestry, Shropshire, SY10 8JA



General Remarks

A two bedroom country cottage set within a generously sized plot in the popular hamlet of Maesbury Marsh near Oswestry. The property requires a full scheme of renovation and offers great potential to create a most individual country property. The generous plot is a most notable feature with extensive gardens leading away from the property to the rear.

Location: The property is situated in the picturesque community of Maesbury approximately 3 miles from Oswestry town centre. The Montgomery Canal is nearby as is the Navigation Public House. The town of Oswestry 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 towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

A door at the side of the property leads into:

Kitchen: 10' 6" x 10' 10" (3.20m x 3.30m) Max - Includes Shower Room With doors off to:

Shower Room: 6' 1" x 4' 7" (1.85m x 1.40m)

Dining Room: 10' 7" x 7' 7" (3.23m x 2.32m) With doorway to:

Lounge: 12' 4" x 10' 7" (3.76m x 3.23m) With stairs to first floor accommodation.

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

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.

Bedroom 1: 12' 4" x 10' 7" (3.76m x 3.23m)

With doorway to:

Bedroom 2: 10' 7" x 7' 5" (3.23m x 2.26m)

Outside: A driveway leads from the roadway passing the property to the rear where the extensive gardens are located.

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

Council Tax Band: To be confirmed.

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

Services: We are advised that the property is connected to mains water and electricity supplies and that there is a private septic tank drainage system.



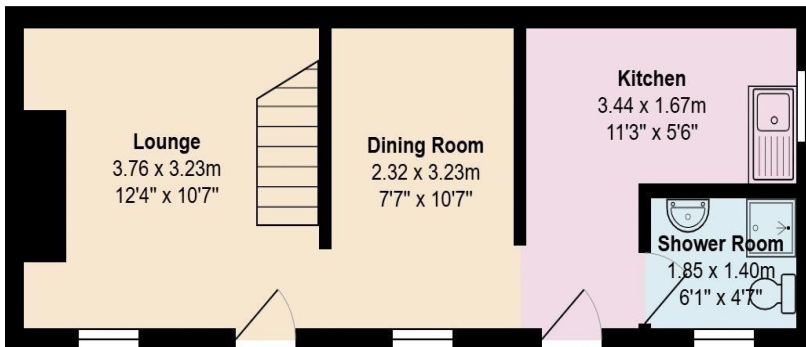


Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,300 incl. VAT.

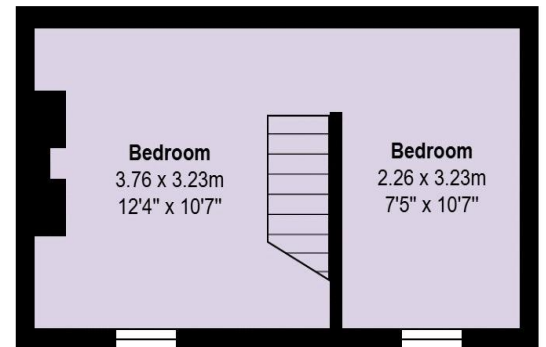
Directions: From the Mile End roundabout take the A483 signposted Welshpool. At the traffic lights turn left signposted to Maesbury. Follow this road ahead for just over 1.5 miles into the village of Maesbury. Continue over the Canal Bridge, passing the Navigation Public House and the property will be found on the left hand side, as identified by the auctioneer's For Sale board.



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Ground Floor



First Floor

Total Area: 51.7 m² ... 557 ft²

All measurements are approximate and for display purposes only

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