

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £179,950

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

🏠 3 Bedrooms

🚿 1 Bathroom

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



General Remarks

A well presented three bedroom semi detached property situated in this established residential area within the popular village of Gobowen. The property benefits from new carpets/vinyl flooring and has recently been redecorated. It 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 town of Shrewsbury and the cities of Wrexham and Chester. The village has an excellent bus service whilst the train station provides services to Birmingham and Manchester.



Accommodation

Part glazed door into:

Hall: 10' 5" x 5' 11" (3.18m x 1.81m) With radiator, central heating control, telephone point, stairs to first floor landing, understairs cupboard and doors off to:

Living Room: 12' 10" x 10' 5" (3.90m x 3.18m)
Wood effect flooring, radiator and TV point.

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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' 2" (3.56m x 2.18m) Having a range of fitted base/eye level wall units with worktops over and inset stainless steel sink unit. Beko cooker with oven, grill and gas hob. Space and plumbing for a washing machine and fridge. Radiator, wood effect flooring, part glazed uPVC door to rear and separate door to:

Dining Room: 11' 7" x 11' 8" (3.52m x 3.55m) Radiator.

Stairs to First Floor Landing: Airing cupboard housing Ideal gas fired boiler, access to loft space and doors off to:

Bedroom 1: 12' 10" x 9' 9" (3.92m x 2.98m max.) Radiator.

Bedroom 2: 10' 10" x 9' 5" (3.29m x 2.88m) Radiator.

Bedroom 3: 9' 1" x 7' 5" (2.76m x 2.25m max) Overstairs platform and radiator.





Bathroom: 5' 6" x 5' 2" (1.67m x 1.57m)

Comprising panel bath with Triton electric shower over and pedestal wash hand basin. Radiator, part tiled walls and extractor fan.

Separate WC: 5' 6" x 5' 2" (1.67m x 1.57m) With low level flush WC.

Outside: At the front of the property the driveway is bordered by lawned gardens, hedges and fencing. A pedestrian gate leads to the rear gardens where there is a large patio area opening onto lawns beyond, bordered by fencing.

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

Services: We are informed that mains electricity, gas, water and drainage is connected to the property.

Council Tax Band: Council tax band 'A'.

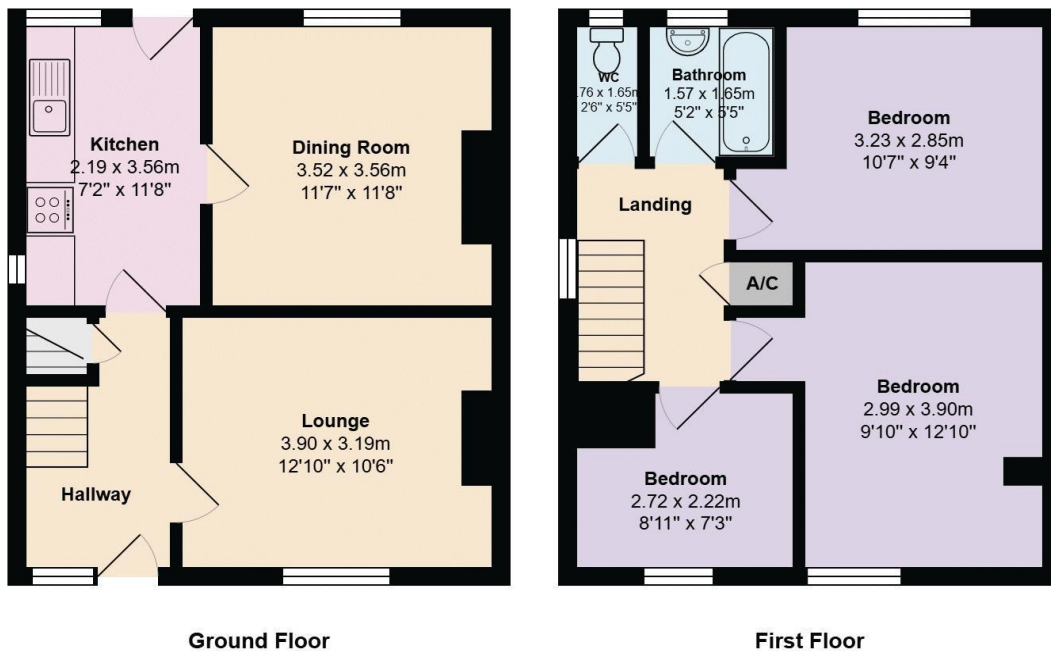
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: EPC Rating - Band 'C' (73).

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 turn right onto Hammonds Place, following the road around to the left before continuing straight and the property will be found on the left hand side.



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Total Area: 81.1 m² ... 873 ft²

All measurements are approximate and for display purposes only

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