



Offers in the Region of £350,000

Rhokana, Church Lane, St. Martins,
Oswestry, SY11 3AN

 3 Bedrooms

 2 Bathrooms

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General Remarks

A deceptively spacious and well positioned detached bungalow situated on the edge of the popular village of St. Martins. The property offers flexible and spacious living accommodation, with one of its most notable features being a large sunroom with glazed elevation overlooking the rear garden and countryside beyond. The property has been well maintained by the current owner and contains gas fired central heating and uPVC double glazing throughout. Generally, the property has good sized gardens to the front and rear, together with ample off-road parking.

Location: The property is situated of the edge of the village of St Martins overlooking the church, with open views to the rear. The village itself offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry and Shrewsbury, together with the cities of Wrexham and Chester and the motorway network beyond. The village has an excellent bus service and the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

Accommodation

The property is constructed of rendered brick under a pitched roof and is approached over a concrete driveway with side entrance door leading into the:

Kitchen: Fully fitted kitchen with matching base units and eye level wall cupboards (two of which are glazed for display purposes), with worktop above and tiled surround. Stainless steel sink and drainer with mixer tap over and water softener. Integrated fan assisted oven and separate grill, four ring gas hob with stainless steel extractor hood above. Space and plumbing for a washing machine and dishwasher, space for a low-level fridge and freezer. Spotlights to ceiling, tiled floor. Door leads into:

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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 expressively 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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Lounge: 17' 10" x 11' 10" (5.44m x 3.61m) With laminate effect flooring, feature coal effect gas fire set in a decorative surround, radiator, TV and telephone points, door leading into:

Dining Room: 20' 6" x 11' 10" (6.25m x 3.61m) inc. Study Area With a continuation of the laminate flooring, radiator, access to:

Attic Space: With loft ladder. The attic is partly boarded and houses the Worcester gas fired combination boiler.

Leading off the Dining Room to:

Study Area: With a continuation of the laminate flooring and sliding PVCu doors leading into the:

Sun Room: 21' 10" x 12' 5" (6.65m x 3.78m) With a fully glazed elevation overlooking the rear garden and views over open countryside. The windows have fitted blinds and there are two fitted Velux windows with blinds and remote controlled openings. Wood burning stove set on a slate hearth, tiled floor, radiators, door leading into:

Hobby Room: 19' 0" x 8' 11" (5.80m x 2.73m) This room was formerly the garage and could be used for a host of other uses, including a fourth bedroom. Having





a tiled floor and a radiator and uPVC door leading to the front driveway. Doors leading off the Dining Room into:

Bedroom 1: 11' 8" x 9' 1" (3.56m x 2.78m) With radiator and door to:

En Suite: 9' 1" x 3' 11" (2.78m x 1.20m) With fitted shower cubicle with direct feed shower, low level flush WC, pedestal wash hand basin and a tiled surround.

Bedroom 2: 12' 10" x 9' 1" (3.92m x 2.78m) With radiator.

Bedroom 3: 8' 11" x 8' 6" (2.71m x 2.60m) With radiator and laminate floor.

Bathroom: 9' 1" x 6' 5" (2.78m x 1.96m) A white bath suite comprising a 'P' shaped bath with shower attachment, pedestal wash hand basin and low level flush WC. Tiled floor and surround and spotlights to ceiling.

Gardens: To the rear of the property is a well-maintained garden which takes full advantage of views over the countryside to the rear. The gardens are mainly lawned, with floral beds and a paved patio areas, together with a timber garden shed. A side access leads to the front of the property, which is again mainly lawned with floral beds. A concrete driveway provides ample off-road parking for several vehicles.

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

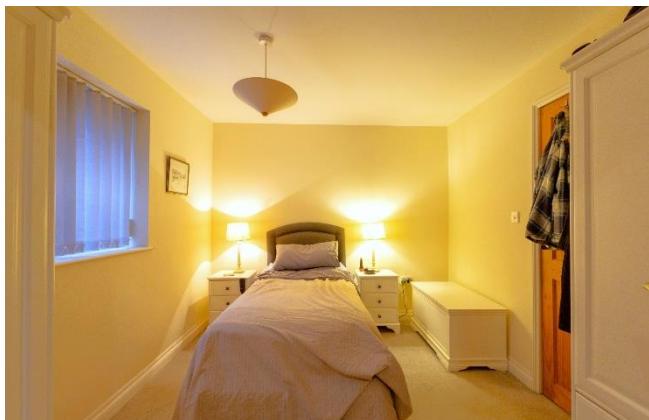
Services: We are informed that the property is connected to mains electricity, water, gas and drainage.

Council Tax: Council tax band 'D'

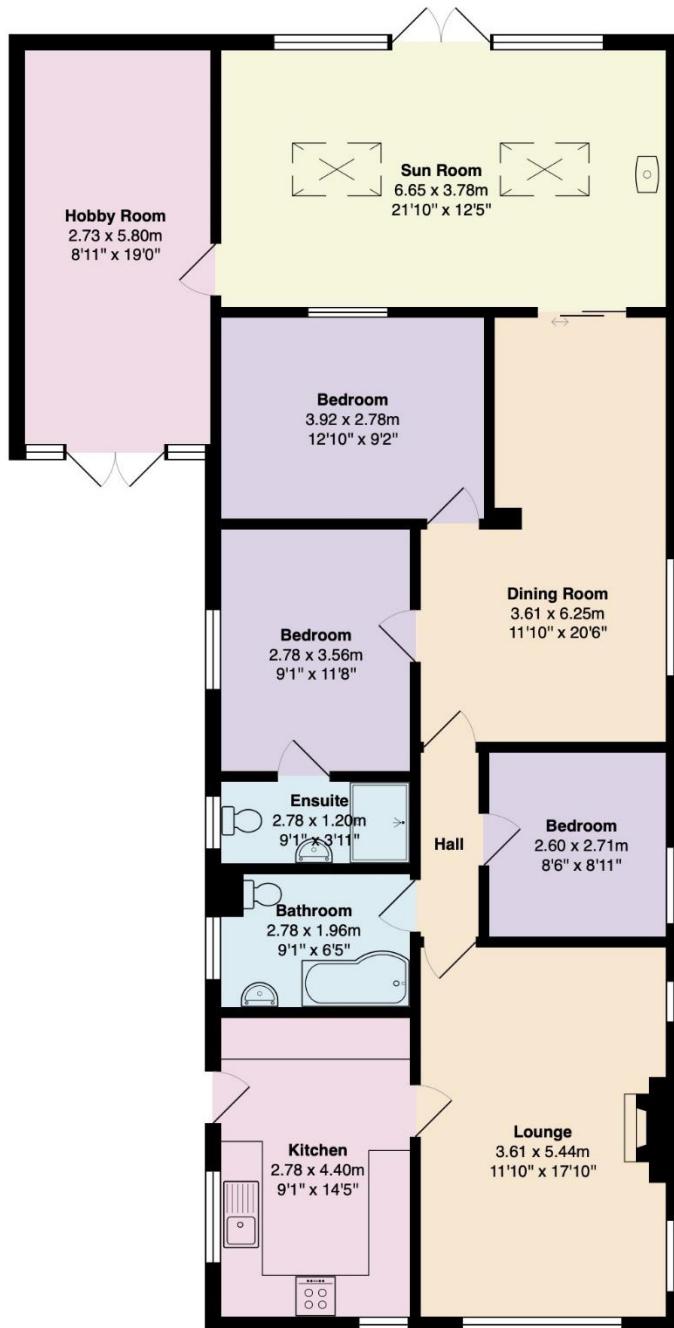
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating 68|D

Directions: From Oswestry proceed north on the A483 towards Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins and continue on the B5070 towards the village. After entering into the village turn right onto Church Lane after passing the petrol station. Continue up Church Lane following the lane past the church and the property is located on the right hand side opposite the Green Lane junction identified by the agent's For Sale board.



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Total Area: 139.0 m² ... 1496 ft²

All measurements are approximate and for display purposes only

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