





8 Maserfield Close, Oswestry, SY11 1TA
Asking Price £299,250

A rare opportunity to acquire this desirable property. Few others have such privacy, quietness, absence of through traffic, are South facing and currently have a town bus stop approx. 150mts away. It is a deceptively spacious detached three bedroom bungalow with an attached garage and beautiful lawned gardens set on a generous size plot in a sought after area towards the fringe of the town. In brief the accommodation affords; Porch, entrance hall, living/dining room, kitchen, conservatory, three bedrooms, bathroom, ensuite and separate WC. Outside privacy is excellent, mostly thanks to mature, substantial and well-kept evergreen hedges. There is also a recently refurbished heavy duty high wooden fence that makes up a small part of one boundary. In addition, there is wrap around gardens, parking and turning area, garage and car port. Benefitting from no onward chain.



LOCATION

Maserfield Close is a prime residential area set on the fringe of Oswestry town centre, which can be reached easily on foot, local transport which serves the area or car. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North.

PORCH

UPVC construction with front door and window to the side, tiled floor and door into;

ENTRANCE HALL

With ceiling light, radiator and doors into;

LIVING/DINING ROOM

Light and airy room with two large uPVC windows to the front south elevation and one to the side, two radiators, ceiling light and TV point.

KITCHEN

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated oven and grill, and electric hob with extractor hood above. Part tiled walls, voids with services for fridge, washing machine and dishwasher, window and door into;

CONSERVATORY

UPVC windows surround and uPVC door opening onto the decking area.

HALLWAY

Built in storage cupboard, built in airing cupboard housing the water cylinder, ceiling light and doors off too;

BEDROOM ONE

Spacious double room with fitted wardrobes and cupboards, uPVC window to the rear overlooking the garden and door opening onto the decking area. Ceiling light, radiator and door into;

ENSUITE

Walk-in shower cubicle, vanity unit with wash hand basin, and low level WC. Tiled walls, radiator, ceiling light, extractor fan and window to the rear.

BEDROOM TWO

Double room with built in wardrobe, uPVC window to side, ceiling light and radiator.

BEDROOM THREE

Double room with uPVC window to the side, radiator and ceiling light.

BATHROOM

Suite comprising of panelled bath, enclosed shower cubicle and wash hand basin. Ceiling light, tiled walls, towel radiator and uPVC window to the side.

CLOAKROOM

Low level WC, wash hand basin and ceiling light.

EXTERNAL**GARAGE AND PARKING**

Large double garage with electric up and over door with fixed remote switch in porch and two mobile remotes for use from cars, power and lighting. There is a driveway leading up to the property with extended parking to one side, and turning area.

GARDENS

Wrap around gardens, set on a sizeable plot mainly laid to lawn. To the front is a lawn area with plants, trees and shrubbery offering privacy. To one side is a decking area, leading around to the rear offering wheelchair access. The rear garden is mainly laid to lawn with hedging to boundary, and patio sitting area. Garden shed and further area under the car port.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 193 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area⁽¹⁾
1558.07 ft²
144.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Services:

Mains water, drainage, gas and electric

Local Authority: Shropshire

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From the town centre proceed along Church Street to the traffic lights and turn right onto Upper Brook Street. Turn second right into Oswalds Well Lane and continue along this road and turn right into Llanforda Rise and then left into Maserfield close. The bungalow will be on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.