





29 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY
Offers In The Region Of £195,000

Modern three bedroom end of terraced house offering no onward chain in a popular residential area. Ideal investment opportunity or first time home. In brief the accommodation affords entrance hall with cloakroom off, kitchen, living room with double doors, three bedrooms and bathroom to the first floor. Externally there is a rear enclosed garden and allocated parking for one to the front.



LOCATION

Gobowen has a range of shops, medical facilities and schools. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

ENTRANCE HALL

Trough PVC front door, tiled flooring, ceiling light, radiator, stairs too first floor and doors off too;

KITCHEN

Modern wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window, newly fitted integrated oven with four ring gas hob and extractor hood over. Void for appliances, tiled splash back, tiled flooring, ceiling light, radiator and wall mounted Worcester boiler.

LIVING ROOM

Light and iary room with uPVC double doors opening onto the rear patio entertainment area, and uPVC window overlooking the gardens. Under stairs storage with fitted cupboard and light, industrial wood effect vinyl flooring, radiator, TV point and ceiling light.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Continuation of tiled flooring, ceiling light and radiator.

FIRST FLOOR**LANDING**

Newly fitted carpets, built in storage cupboard with shelving and radiator, ceiling light and doors off too;

BEDROOM ONE

Newly fitted carpet, uPVC window to the front, ceiling light and radiator.

BEDROOM TWO

Newly fitted carpet, uPVC window to the rear, ceiling light and radiator.

BEDROOM THREE

Newly fitted carpet, uPVC window to the rear, ceiling light and radiator.

BATHROOM

Modern white suite comprising panelled bath with shower over and framed shower

screen, low level WC and wash hand basin with tiled splash back. Part tiled walls, tiled flooring, frosted window to the front, ceiling light, extractor fan, heated towel rail and touch light bathroom mirror.

EXTERNAL**FRONT**

To the front of the property there is a pathway to the front door and around to the side giving access into the gated rear garden. Gravelled decorative area.

REAR

Well presented and maintained rear garden with patio entertainment area and covered pergola, lawn area, and garden shed. there is a gate to the side giving access around to the front.

There is a right of way to the rear for the neighbour, that leads around to the side allowing them to bring there bins to the front. This area is fenced off so the garden remains private.

PARKING

There is an allocated parking space to the front of the property.

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, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 2Mbps & Ultrafast 1000mpbs. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

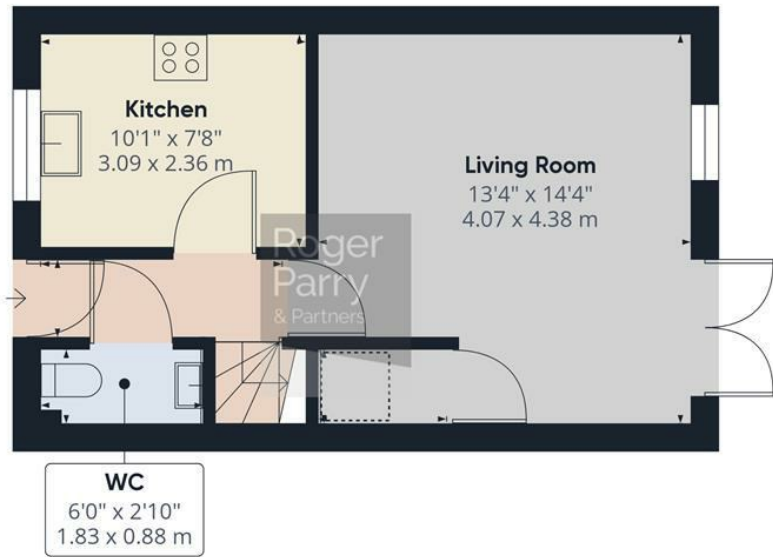
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

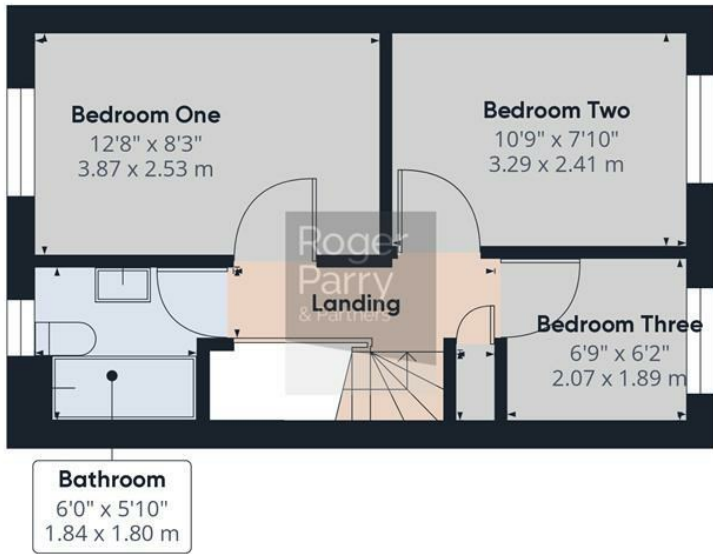
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area[™]

641.76 ft²
59.62 m²

Reduced headroom

7.42 ft²
0.69 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Local Authority: Shropshire County Council

Council Tax Band: B

EPC Rating: C

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 Oswestry take the Gobowen road, continue over the bypass and onto to the village road then at the mini roundabout take the 1st exit onto Wats Meadow and continue down onto Thomas Penson Road, following the road to the end and baring right, the property then 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 a 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.