3 Buckingham Close
Oswestry
SY11 2XJ

MONKS

3 Bedroom House - Detached
Offers In The Region Of £279,250

The features

- SPACIOUS THREE BEDROOM DETACHED HOME
- SEPARATE LOUNGE/ DINING ROOM/ CONSERVATORY
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- VIEWINGS ESSENTIAL
- ENVIABLE CUL DE SAC LOCATION NEAR TO TOWN
- FITTED KITCHEN AND UTILITY/ STORAGE ROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING C

*** EXCELLENT DETACHED HOME WITH VERSATILE ACCOMMODATION ***

An opportunity to purchase this beautifully presented and much improved three bedroom family home offering spacious and versatile living accommodation perfect for the growing family, or those looking for a little extra space.

Occupying an enviable position on this quiet cul de sac on the outskirts of the Market Town of Oswestry, and having ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Entrance Porch and Hallway, Lounge, good sized Kitchen, Dining Room, Conservatory, Utility Room & Storage Room, Three Bedrooms and Family Bathroom

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden perfect for entertaining.

Viewings essential.

Property details

LOCATION
Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

ENTRANCE PORCH
With entrance door leading into the Entrance Porch providing space for coats and shoes, further door leads into,

RECEPTION HALL
With staircase leading to the First Floor Landing, door leading off,

LOUNGE
With window to the front aspect, TV and media point. Radiator, leading into,

DINING ROOM
With ample space for family dining and entertaining with friends and family. Door leading into the Conservatory. Radiator, further door leads into,

KITCHEN
Fitted with a range of base level units comprising of cupboards and drawers with worksurface over. Stainless steel sink set into base level unit, integrated double oven/ grill, inset four ring gas hob with extractor hood over. Plumbing and space for washing machine below work surface. Further range of matching wall mounted units, door opening to understairs storage cupboard. Door leading out to the Rear Garden and further door leading into,

STORAGE ROOM
A great use of space providing space for fridge/ freezer and washing machine. Door leading into storage room.

CONSERVATORY
Being of brick base and sealed unit with French Doors leading out to the Rear Garden. Radiator and lighting.

FIRST FLOOR LANDING
Stairs lead form the Reception Hall to the First Floor Landing, with window to the side aspect. Access to loft space which is partially boarded. Door opening to airing cupboard. Further doors lead off,

BEDROOM 1
With window to the rear aspect, fitted wardrobe with mirrored doors. Radiator.

BEDROOM 2
Double bedroom with window to the front aspect. Radiator.

BEDROOM 3
With window to the front aspect, fitted cupboards. Radiator.

BATHROOM
With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Tiled walls and radiator.

OUTSIDE
To the front of the property there is a driveway providing ample off road parking, pedestrian access to either side leading into the Rear Garden.

With large paved patio and pathway perfect for entertaining with friends and family and leading to the decking area at the bottom of the garden. Area laid with lawn and bordered with flower borders. Wooden storage shed and enclosed with fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold .

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

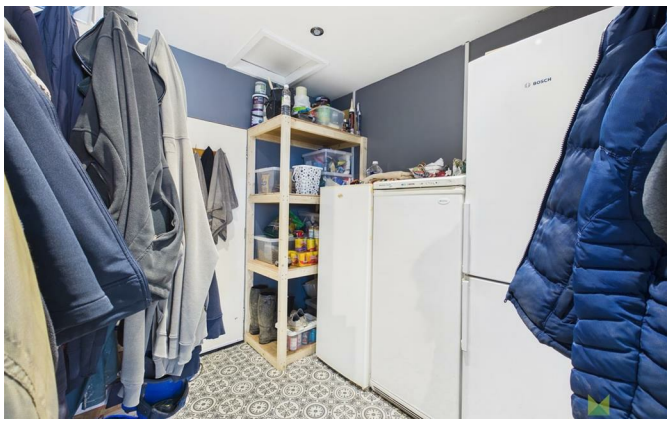
NEED TO CONTACT US

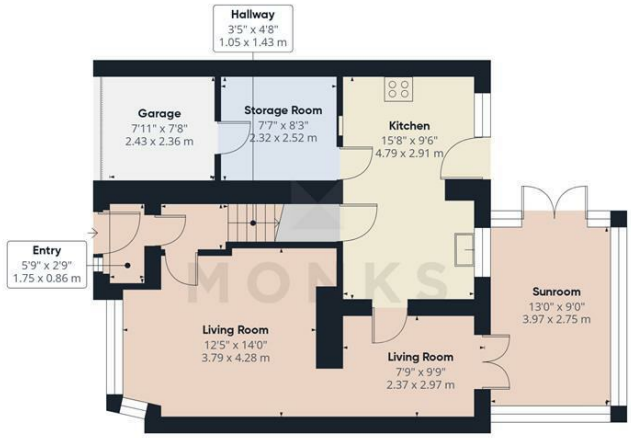
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

MONKS

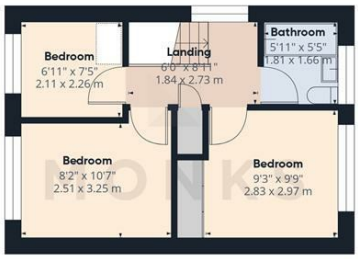
3 Buckingham Close, Oswestry, SY11 2XJ.

3 Bedroom House - Detached
Offers In The Region Of £279,250





Floor 0



Floor 1

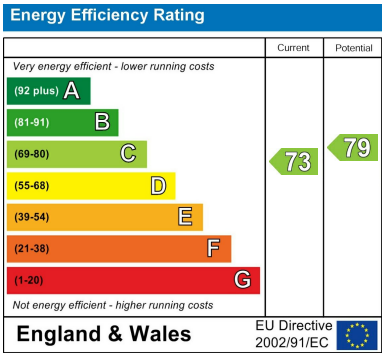
MONKS

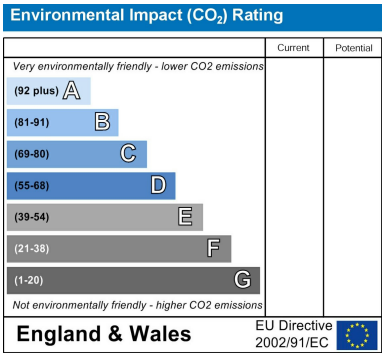
Approximate total area(1)
1012 ft²
94 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

Oswestry office
16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.