

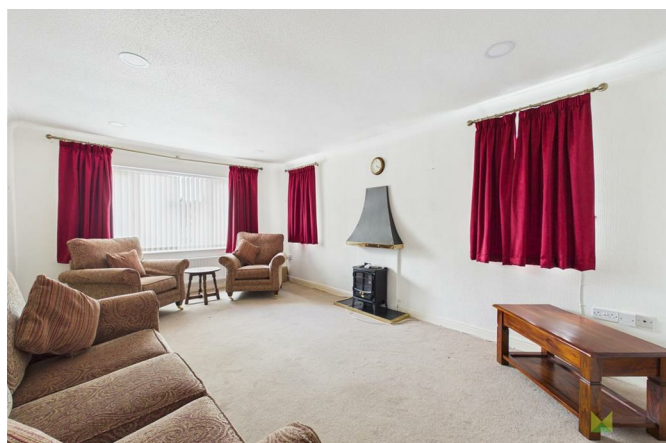
34 Llanforda Mead Oswestry SY11 1TS



3 Bedroom Bungalow - Detached
Offers In The Region Of £360,000

The features

- DETACHED THREE BEDROOM BUNGALOW
- SPACIOUS LOUNGE & DINING ROOM
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY & GARAGE WITH AMPLE PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN
- ENCLOSED WELL ESTABLISHED GARDEN
- CLOSE TO TOWN CENTRE AND AMENITIES
- ENERGY PERFORMANCE RATING ' '



*** EXCELLENT 3 BEDROOM DETACHED BUNGALOW ***

An opportunity to purchase this deceptively spacious, 3 bedroom detached bungalow, perfect for those looking to downsize yet still require space.

Occupying an enviable position in this sought after position a short stroll from the supermarket and excellent range of amenities the busy market Town has to offer. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, attractive Kitchen, 3 Double Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A short stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

RECEPTION HALLWAY

Door leads from the driveway to the entrance porch. Further door leading into the Reception Hallway. Radiator, access to loft space, door opening to airing cupboard. Further doors leading off,

LOUNGE

Naturally well lit with windows to the front and side aspect. electric fire with feature surround and hearth. Coved ceiling. Radiator.

DINING ROOM

With window to the front aspect. Radiator, coved ceiling, door leading into,

KITCHEN

The kitchen has been attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. Integrated oven/ grill and microwave. Inset four ring electric hob with extractor hood over. Space for freestanding fridge/ freezer and further space below work surface for washing machine. Partially tiled walls, range of matching wall mounted unit, window to the side aspect and door leading into the rear garden.

CLOAKROOM

With window to the side aspect. WC and wash hand basin. Radiator.

BEDROOM 1

With window to the rear aspect. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the side aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of walk in shower, concealed WC and wash hand basin. Radiator.

GARDEN ROOM

With window overlooking the rear garden, accessed by fully glazed sliding door.

OUTSIDE

To the front of the property there is a block paved driveway providing ample off road parking and leading to the garage. Pathway leading to the rear garden and area laid with lawn. The rear garden is largely laid with lawn and benefits from paved patio area, well established plant and enclosed with mature hedgerow.

GARAGE

With electrically operated roller door to the front aspect.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains utilities are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - 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

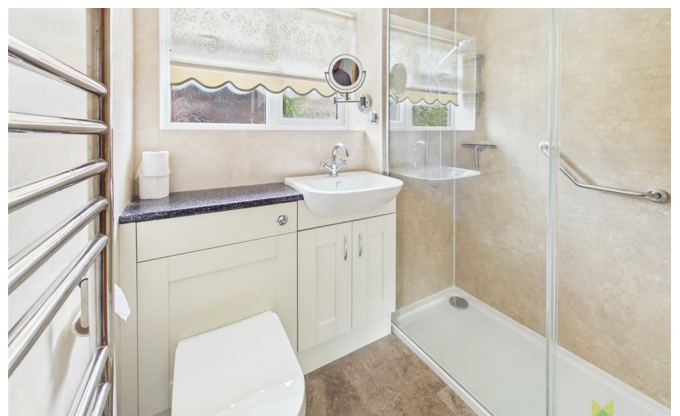
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

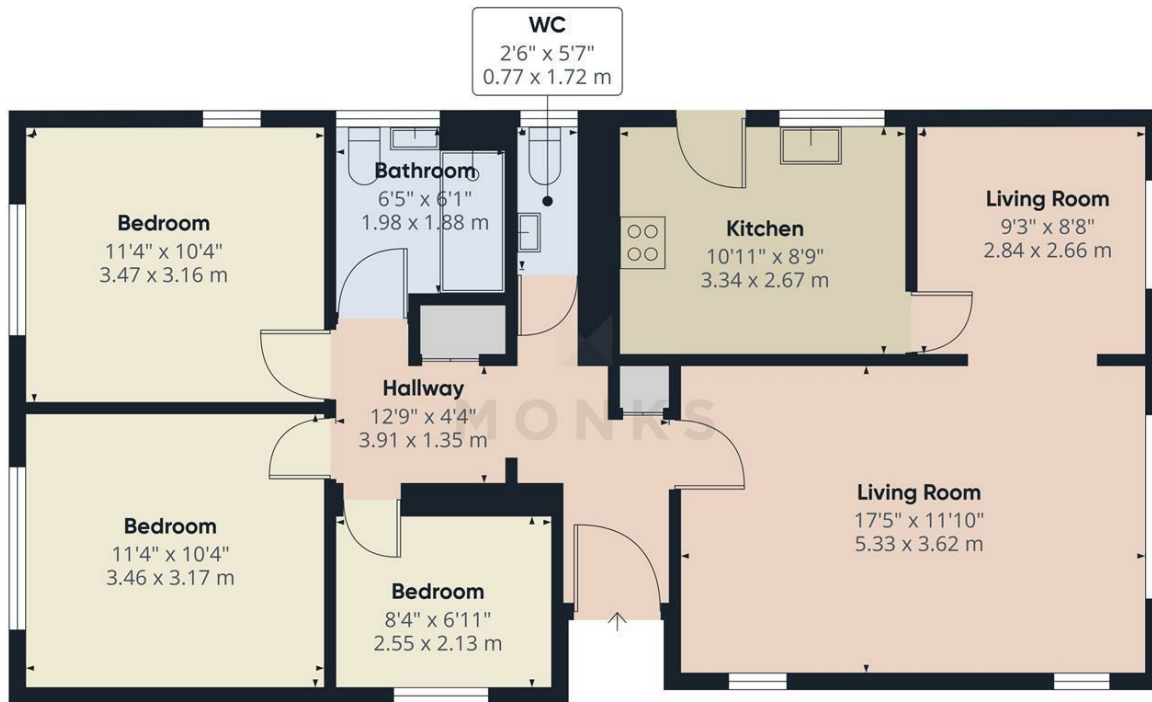
NEED TO CONTACT US

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.

34 Llanforda Mead, Oswestry, SY11 1TS.

3 Bedroom Bungalow - Detached
Offers In The Region Of £360,000





Approximate total area[®]
833 ft²
77.4 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, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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