



BOWEN

PROPERTY SINCE 1862

Asking Price: £195,000

4 Cambrian Mews, Gobowen Road, Oswestry,
Shropshire, SY11 1GB

🛏 3 Bedrooms

🛀 2 Bathrooms

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General Remarks

A centrally located three story townhouse style property with spacious living accommodation, enclosed rear garden and allocated off road parking space. The property is situated within walking distance of Oswestry town centre and the accommodation includes an open plan Living/Dining/Kitchen on the ground floor which connects with the rear garden.

A notable feature on the second floor is the large Master Bedroom with a generous En Suite Shower Room. There is gas fired central heating throughout and uPVC double glazing. Early inspection is recommended as the property is offered for sale with no onward chain.

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside.

Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation

A uPVC door at the front of the property leads into:

Hall: 10' 3" x 6' 5" (3.13m x 1.95m) Max Wood flooring, radiator, thermostat, stairs to first floor landing and doors off to:

Cloakroom: 6' 5" x 3' 1" (1.96m x 0.95m) Low level flush W.C, pedestal wash hand basin, radiator, extractor fan and vinyl flooring.

Open plan Living/Dining/Kitchen: 19' 2" x 13' 10" (5.85m x 4.21m) Range of modern fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven with gas hob and extractor hood over. Space for washing machine, fridge and freezer. Part tiled walls, wood flooring, two radiators, spotlights to ceiling, TV/telephone points and glazed uPVC doors to rear gardens.



Stairs to first floor landing: Radiator, stairs to second floor and doors off to:

Bedroom 2: 13' 10" x 10' 1" (4.21m x 3.07m) Max Radiator, Tv point, cupboard housing Ideal gas fitted boiler and Juliet balcony to rear.

Bedroom 3: 9' 7" x 7' 3" (2.91m x 2.22m) Radiator.

Bathroom: 7' 3" x 5' 7" (2.22m x 1.71m) Suite comprising panel bath with Triton electric shower over, pedestal wash hand basin and low level flush W.C. Radiator, part tiled walls, vinyl flooring and extractor fan.





Stairs to second floor: Door from first floor landing to stairwell with stairs rising and opening into:

Bedroom 1: 13' 9" x 11' 10" (4.20m x 3.61m)
Velux window, radiator, TV/telephone points and door to:

En-suite: 9' 6" x 6' 7" (2.90m x 2.00m) Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush W.C. Radiator, vinyl floor and extractor fan.

Outside: At the rear of the property is an enclosed garden which has been hard landscaped for ease of maintenance. A pedestrian gate then leads to the parking area where there is one designated space for the property.

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

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire County Council.

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

EPC Rating: EPC Rating - Band 'C' (78).

Directions: From Oswestry town centre proceed down Gobowen Road where the property will be found on the left hand side as identified by the Agent's for sale board.



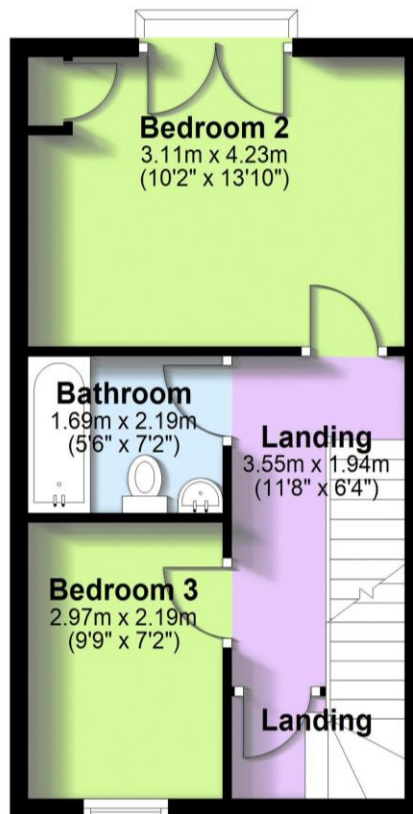
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



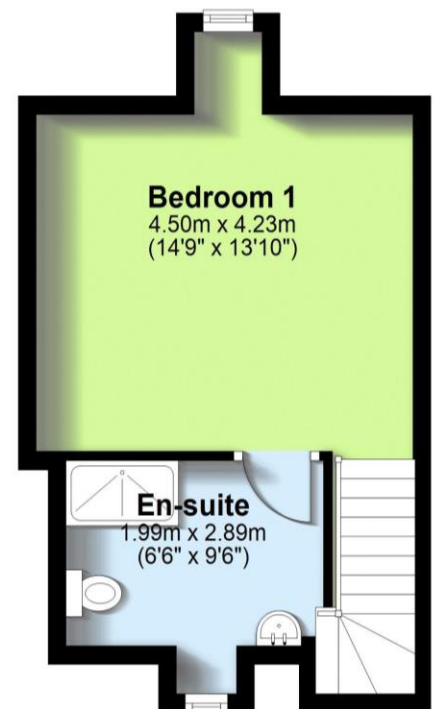
First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)
(excluding Balcony)



Second Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



Total area: approx. 92.3 sq. metres (993.7 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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 expressly 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.