

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £850

28 Henry Robertson Drive, Gobowen, Oswestry,  
Shropshire, SY11 3GY

 2 Bedrooms

 1 Bathroom

## 28 Henry Robertson Drive, Gobowen, Oswestry, Shropshire, SY11 3GY



### General Remarks

Two-bedroom semi-detached house  
Popular residential development in Gobowen  
Off-road parking and enclosed rear garden  
uPVC double glazing and gas central heating  
EPC Rating TBC Council Tax Band 'B'  
Holding Deposit £196.00 Deposit £980.00

### Accommodation

**Location:** The property is located on the outskirts of the popular village of Gobowen, within close proximity of the renowned Robert Jones and Agnes Hunt Orthopaedic Hospital. The village has an excellent range of amenities including shops, post office, public house, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Shrewsbury and the cities of Wrexham and Chester. The village has a main line railway station providing direct services to Shrewsbury and Chester. The village also has an excellent bus service.

**Entrance Hallway:** uPVC glazed entrance door, carpet floor covering, internet point and radiator.

**Cloakroom:** Tile effect vinyl flooring, low level w.c., pedestal wash hand basin with tiled splash back, radiator, extractor fan.

**Kitchen:** 10' 0" x 6' 5" (3.05m x 1.96m) Tile effect vinyl flooring, timber effect matching wall and base units, work top surface, tiled upstands and splash back, stainless steel 1 1/2 sink and drainer, integrated single oven, four-ring gas hob and stainless steel extractor above, space for fridge/freezer, space and plumbing for washing machine, radiator, extractor fan.



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.

**Lounge:** 14' 0" x 13' 3" (4.26m x 4.04m)  
Carpeted floor covering, TV & internet points, two radiators. uPVC glazed patio door to rear elevation.

**Stairs to First Floor Landing:** Carpeted floor covering.

**Bedroom 1:** 13' 2" x 11' 10" (4.01m x 3.60m)  
Carpeted floor covering, TV & internet points, radiator. Built-in wardrobe with hanging rail and radiator.

**Bedroom 2:** 11' 0" x 6' 1" (3.35m x 1.85m)  
Carpet floor covering, internet point, radiator.

**Bathroom:** 6' 11" x 6' 1" (2.10m x 1.85m) Wood effect laminate flooring, panel bath with mixer tap and shower attachment, tiled walls, low level w.c., pedestal wash hand basin with tiled splash back, radiator, shaver point, extractor fan.

**Externally:** To the front the property is approached over a concrete block pavement with a small lawn area and mature hedging and shrubbery. Through a timber gate the rear garden, with timber boarder fencing, is mainly laid to lawn with a small patio area. Beyond is off-road parking for one vehicle.

**Tenure:** We are informed that the property is freehold.

**EPC Rating TBC Council Tax Band 'B'**

**Holding Deposit £196.00**

**Deposit £980.00**

**Directions:** From Oswestry proceed along the B5069 towards the Five Crosses roundabout, taking the second exit towards Gobowen. After approximately 1/2 mile take the first exit off the roundabout onto Thomas Penson Road, taking the third right onto Henry Robertson Drive where the property can be identified on the left-hand side.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





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