

28 Oak Drive St Martins SY11 3EU



2 Bedroom House - Terraced
£162,500

The features

- NO ONWARD CHAIN
- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- VIEWING ESSENTIAL
- 2 BEDROOM END OF TERRACE HOME
- CONSERVATORY
- BATHROOM
- ENCLOSED REAR GARDEN
- EPC GRADE 'D'



*** 2 BEDROOM END OF TERRACE HOUSE ***

An opportunity to purchase this 2 bedroom end of terrace home which offers some scope for modernisation and space to extend, subject to necessary consents.

Occupying an enviable position in the heart of St Martins, and within walking distance of all its amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen, Conservatory, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, driveway with ample parking, garage and enclosed rear garden.

Viewing recommended and no upward chain.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Village on the edge of the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

ENTRANCE PORCH

With double glazed window and Leaded Light double glazed windows and door, inset lighting. Double glazed door to:

RECEPTION HALLWAY

With carpet flooring, stairs to first floor and stair lift. Door to:

LOUNGE

Carpet flooring, ceiling coving, radiator and double glazed leaded light window to the front. Brick fireplace housing stone effect gas fire with wooden mantle and TV display plinth. Door to:

KITCHEN

Fitted with a range of base, wall and drawer units with work surface and stainless steel single drainer sink. Freestanding electric cooker, radiator, wood effect vinyl flooring and majority tiled walls. Double glazed windows and door opening onto:

CONSERVATORY

With UPVC double glazed windows and door opening onto the patio this delightful room offers views across the garden and field to the rear.

FIRST FLOOR LANDING

With double glazed window to the side, loft access hatch.

BEDROOM 1

With leaded light double glazed window to the front, radiator, carpet flooring. Door to airing cupboard.

BEDROOM 2

With carpet flooring, radiator, double glazed window to the rear.

BATHROOM

Fitted with a coloured suite comprising bath, washbasin and WC, tiled walls and tiled mirror. Wood effect vinyl flooring, radiator and obscured double glazed window to the rear.

OUTSIDE

There is a driveway to the front of the property which would provide off road parking for several vehicles and leads to the Garage. There is an archway leading

to the enclosed rear garden.

To the rear is a lawn garden enclosed by fencing with central flower bed and patio area. There are scenic field views to the rear.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains services are connected.

COUNCIL TAX BANDING

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

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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 (CO ₂) 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	

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