Roger Parry & Partners

52 Cabin Lane, Oswestry, SY11 2LL

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Offers In The Region Of £350,000

A generously sized three bedroom detached bungalow set in a private plot with a large driveway and secure rear garden being located on the outskirts of Oswestry town. The accommodation affords porch, entrance hall, living room, kitchen/diner, sunroom and utility area, three bedrooms and bathroom. Externally there are wrap around garden, garage and driveway.

LOCATION
Situated within a popular residential area, the property itself is near to local shops and is also within easy walking distance of the centre of the historic market town of Oswestry. The town has an excellent range of shops, schools and other amenities, whilst it 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 services links to Manchester and Birmingham whilst the town has an excellent bus service.

PORCH
3'3 x 4'2 (0.99m x 1.27m)
With PVC front door, ceiling light and PVC door into;

ENTRANCE HALL
5'11 x 14'3 (1.80m x 4.34m)
Light space with two built in storage cupboards, ceiling light, loft hatch and radiator. Doors off too;

LIVING ROOM
17'11 x 12 (5.46m x 3.66m)
Light and airy room with triple aspect, large uPVC window to the front, two uPVC windows to the side and uPVC double doors opening onto the patio. Feature fireplace with inset gas fire and surround, ceiling light and radiator.

KITCHEN/DINER
8'10 x 11'4 (2.69m x 3.45m)
Fitted with a range of wall and base units with work surfaces over inset sink with mixer tap and drainer below a uPVC window to the rear. Void for oven with extractor hood over, and space for further appliances. Part tiled walls, tiled flooring, ceiling light and radiator.

REAR PORCH
6'7 x 20'3 (2.01m x 6.17m)
Tiled flooring, uPVC windows and door to the rear, built in storage cupboard, ceiling light, space for appliances and door into;

SUN ROOM
6'4 x 15 (1.93m x 4.57m)
UPVC windows and door to the rear garden, and wood effect flooring.

BEDROOM ONE
10'10 x 13'5 (3.30m x 4.09m)
Double room with fitted wardrobes to one wall and built in storage cupboard. UPVC window to the front overlooking the garden, ceiling light and radiator.

BEDROOM TWO
11'9 x 8'11 (3.58m x 2.72m)
Double room with uPVC window to the rear, ceiling light and radiator.

BEDROOM THREE
6'4 x 8'9 (1.93m x 2.67m)
Single room with uPVC window to the side, built in storage cupboard, ceiling light and radiator.

SHOWER ROOM
8'7 x 5'8 (2.62m x 1.73m)
Modern suite comprising walk-in shower cubicle, close couple WC and vanity unit with wash hand basin. UPVC window to the rear, tiled flooring, heated towel rail and ceiling light.

EXTERNAL

GARAGE
Detached single garage with up and over door to the front, power and lighting.

FRONT
The property is approached through a gated driveway with parking and turning area. Bound by hedge and fencing for privacy with an area laid to lawn. Path and gated leading to the side giving access to the rear garden.

REAR
The rear garden is mainly laid to lawn with a variety of hedging and trees. There is a covered patio entertainment area and garden shed.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, Gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 14 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Shropshire
Council Tax Band: D
EPC Rating: C
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.