# 16 Henry Robertson Drive
# Gobowen Oswestry
# SY11 3GY

MONKS

2 Bedroom House - Terraced
Offers In The Region Of £169,950

## The features

- BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACED HOME
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT IN POPULAR GOBOWEN
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN/ GRill
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- ALLOCATED OFF ROAD PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS, YOUNG FAMILIES, OR INVESTORS
- SPACIOUS LOUNGE/ DINING ROOM WITH FRENCH DOORS TO GARDEN
- GENEROUS DOUBLE BEDROOM AND FURTHER BEDROOM
- ENCLOSED REAR GARDEN WITH PATIO & LAWN
- ENERGY PERFORMANCE RATING 'C'

***** TWO BEDROOM MID TERRACED HOME *****

**An opportunity to purchase this beautifully presented two bedroom terraced home perfect for first buyers, young families or investors.**

**Occupying an enviable position on this sought after estate on the edge of the self sufficient village of Gobowen having ease of access to a range of local amenities and local transport links.**

**The accommodation which must be viewed to be fully appreciated comprises of entrance hall with cloakroom, lounge, kitchen, two bedrooms and bathroom.**

**Having benefit of gas central heating, double glazing throughout, allocated off road parking space and enclosed rear garden.**

**Viewings essential.**

## Property details

**LOCATION**
The property occupies an enviable position on the edge of this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.v

**ENTRANCE HALL**
Covered entrance with door leading into the entrance hallway. Door open into storage cupboard, further doors leading off.

**KITCHEN**
The kitchen is attractively fitted with modern range of base level units comprising of cupboards and drawers with work surface over, one and a half bowl drainer sink set into base level unit. Integrated oven grill with inset for ring gas hob and extractor hood over. Space for freestanding fridge/ freezer and further space below works surface for washing machine. Window to the front aspect, further range of wall mounted units. Radiator.

**LOUNGE/ DINING ROOM**
Naturally well lit with window to the rear aspect and double opening French doors leading out to the rear garden. TV and media point. Stairs leading to the first floor landing. Radiator.

**FIRST FLOOR LANDING**
Stairs lead from the lounge to the first floor landing, Doors leading off.

**BEDROOM 1**
With window to the rear aspect. Radiator. Access to loft space.

**BEDROOM 2**
With window to the front aspect. Radiator.

**BATHROOM**
With window to the front aspect and suite comprising the panelled bath, with shower head over, WC and wash hand basin with complementary tile splashback. Radiator.

**OUTSIDE**
To the front of the property, there is a pathway leading to the entrance door and decorative gravel to either side and allocated parking space.

The garden has a paved patio area and pathway leading down the garden, area laid with lawn. Enclosed with fencing, gate leads to alleyway with access for bins.

**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 water and electricity 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/

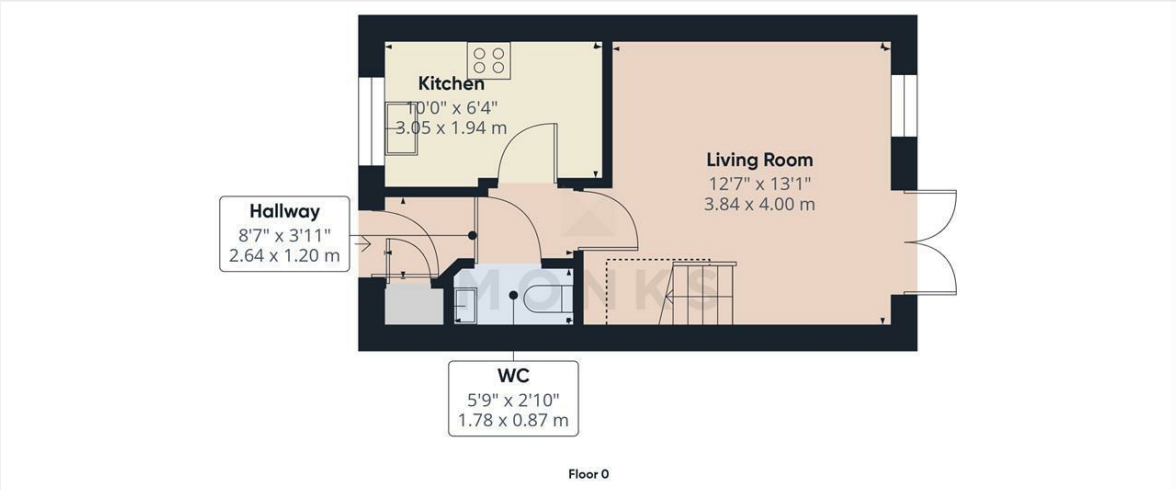
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

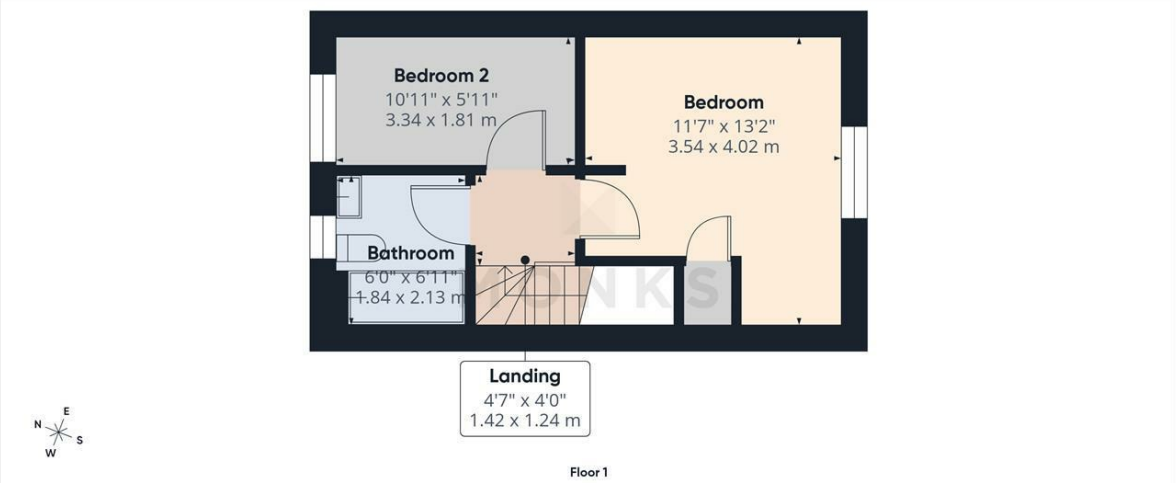
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

# 16 Henry Robertson Drive, Gobowen, Oswestry, SY11 3GY.

2 Bedroom House - Terraced
Offers In The Region Of £169,950




MONKS

**Approximate total area**(1)
559 ft²
52 m²

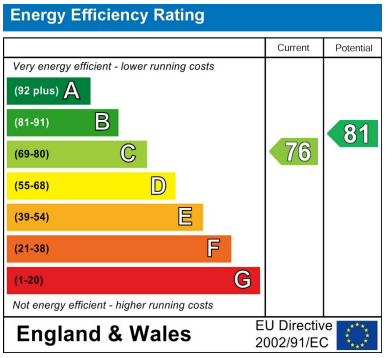
**Reduced headroom**
12 ft²
1.1 m²

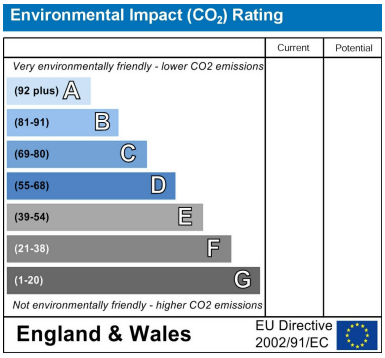
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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:

**H**onest, **O**riginal, **M**otivated, **E**mpathetic

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.

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