

19 HAMPTON RISE

| OSWESTRY | | SY11 1SU







A well-proportioned chain free three-bedroom detached bungalow in a sought-after Oswestry location, offering spacious accommodation, a generous plot with front and rear gardens, and excellent potential for modernisation and improvement.

Offers in the region of £320,000





2 3 1 C

- **Detached Bungalow**
- **Three spacious bedrooms**
- **Driveway, Carport and Garage**
- **Excellent Potential For Modernisation**
- **Generous Plot With Front And Rear Gardens**
- **Prime Oswestry Residential Setting**

DESCRIPTION

19 Hampton Rise is a well-proportioned three-bedroom detached bungalow, situated in a highly desirable residential area of Oswestry, offering excellent potential for modernisation and improvement.

The property is approached via a driveway providing ample off-road parking, together with a carport leading through to a single garage. A pathway leads to the front entrance, opening into a central entrance hall which provides access to the principal accommodation.

The sitting/dining room is a particularly spacious reception area, enjoying a large front-facing window allowing for plenty of natural light and offering an excellent space for both everyday living and entertaining.

The kitchen is fitted with a range of units and provides access to the side of the property, offering scope for reconfiguration or extension, subject to the necessary consents.

The accommodation comprises three bedrooms, including two well-proportioned doubles and a third bedroom which would lend itself well as a home office or guest room. The property is served by a family bathroom.

The property would benefit from a scheme of modernisation, presenting an exciting opportunity for purchasers to create a home tailored to their own tastes.

OUTSIDE

Externally, the bungalow occupies a generous plot with lawned gardens to the front and rear, offering excellent potential for landscaping or extension, subject to planning. The driveway, garage and carport provide excellent parking and storage solutions, further complemented by useful storage sheds.

W3W

What3Words:///brew.tasters.keeps

DIRECTIONS

From Halls Oswestry office, proceed out of town along and up Willow Street, continuing directly onto Mount Road (B4580) and follow this road for approximately 0.8 miles. Turn left into the Hampton Rise development, continue along the road, and follow it around where the property will be found on the left-hand side, identified by our For Sale board.





SITUATION

The property is situated on the popular Hampton Rise development, a well-established and sought-after residential area on the edge of Oswestry town. The location offers a pleasant balance of convenience and accessibility, being within easy reach of the town centre whilst also benefitting from nearby open countryside.

Oswestry provides a wide range of amenities including supermarkets, independent shops, cafés, restaurants and both primary and secondary schooling. The area is well connected via the A5, offering straightforward links to Shrewsbury, Chester and the wider road network, making it an ideal location for commuters as well as those seeking a well-served market town setting.

SCHOOLING

The property is well placed for a range of reputable primary and secondary schools within Oswestry. Nearby primary options include Woodside Primary School and Our Lady & St Oswald's Catholic Primary School, both within convenient reach. Secondary education is provided by The Marches School and Oswestry School, the latter being a well-regarded independent school.

Further educational facilities can be found in the surrounding areas, together with good transport links allowing access to schools in Shrewsbury and Wrexham.

SERVICES

We understand the property benefits from mains water, electricity, gas and drainage. The property also has the benefit of a newly serviced boiler.

TENURE

Freehold.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

Council Tax Band: D

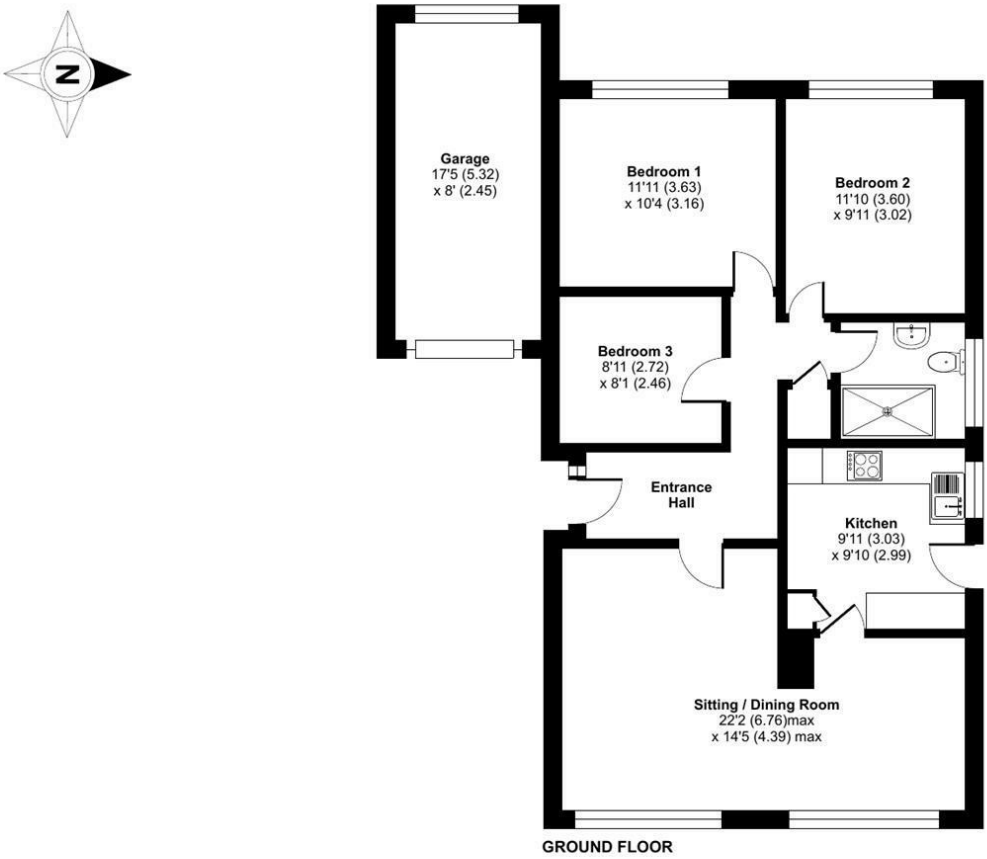
VIEWINGS

Strictly by prior appointment through Halls Estate Agents, 20 Church Street Oswestry.

ANTI-MONEY LAUNDERING (AML) CHECKS

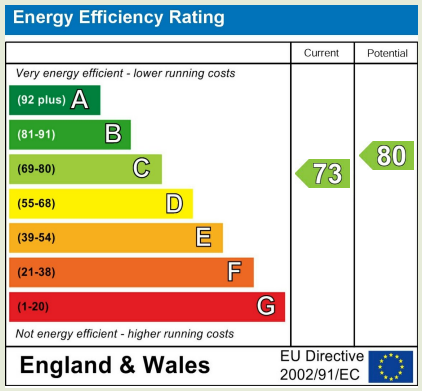
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 862 sq ft / 80 sq m
Garage = 140 sq ft / 13 sq m
Total = 1002 sq ft / 93 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1433971



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

OSWESTRY SALES
20 Church Street | Oswestry | Shropshire | SY11 2SP
01691 670320 oswestry@hallsgb.com
www.hallsgb.com

1. 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. **2.** 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. **3.** The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.