

Meadowside Overton Road St. Martins Oswestry SY11 3DG



2 Bedroom Bungalow - Detached
Offers In The Region Of £285,000

The features

- DETACHED TWO BEDROOM BUNGALOW
- SPACIOUS ACCOMODATION IDEAL FOR DOWNSIZERS
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DETACHED GARAGE WITH ROLLER DOOR
- RURAL VIEWS TOWARDS THE BERWYN RANGE
- BRIGHT CONSERVATORY OVERLOOKING THE GARDENS
- FITTED KITCHEN WITH INTEGRATED OVEN/ GRILL
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING ' '



***** DETACHED BUNGALOW- STUNNING RURAL VIEWS *****

An opportunity to purchase this neatly presented two bedroom detached bungalow offering spacious living accommodation perfect for those looking to downsize whilst retaining space.

Occupying an enviable position on the edge of the popular self sufficient village of St Martins having ease of access to a wealth of local amenities and transport links.

Briefly comprising of entrance hall, lounge, conservatory, kitchen, two double bedrooms and bathroom.

Having benefit of gas central heating, double glazing, driveway with off road parking and detached garage and enclosed rear garden with rural views over the Berwyn Range.

Viewings essential

Property details

LOCATION

St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large Superstore, Post Office, Public Houses, Primary & Secondary School, Church, Leisure & Equestrian Facilities and local walks with superb views of the Welsh hills. Five miles away is Oswestry which is a thriving market town, providing a good range of shopping and leisure facilities, and provides access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North. There are good public transport links with a local bus service and Gobowen main line Railway Station 2 miles away with links to London and other cities only two miles away

ENTRANCE HALLWAY

Covered entrance with door leading into the Entrance Hallway. Doors opening to two storage cupboards. Access to loft space. Radiator, doors leading off,

LOUNGE

With two windows to the side aspect and doors leading into the conservatory. Electric fireplace with surround and hearth. Radiator, door leading into,

CONSERVATORY

Being of brick based and sealed unit with windows overlooking the rear garden. Radiator, doors leading into the rear garden.

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/ grill and inset four ring gas hob, space below work surface for washing machine. Partially tiled walls, further range of wall mounted units and window to the rear aspect.

BEDROOM 1

With window to the front aspect, fitted wardrobes. Radiator,

BEDROOM 2

With window to the front aspect. Radiator,

BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Radiator,

GARAGE

With roller door to the front aspect.

OUTSIDE

To the front of the property there is a large driveway with ample off road parking leading to the entrance and garage. Decorative rockery to the front aspect. Gate leading into the Rear Garden.

The Rear Garden has a paved patio and largely laid with gravel for ease of maintenance and bordered with established shrubs and specimen trees. Enclosed with fencing and having fabulous rural aspect views to the rear.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains electric, gas, water and drainage are connected with gas fired central heating.

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](https://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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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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