

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £180,000

Tynwald, Bypass Road, Gobowen, Oswestry,
Shropshire, SY11 3NQ

🛏 2 Bedrooms

🚿 1 Bathroom

Tynwald, Bypass Road, Gobowen, Oswestry, Shropshire, SY11 3NQ



General Remarks

This well proportioned, 2 bedroom, detached bungalow is located in the charming village of Gobowen. The property is situated within walking distance of all local amenities. The popular village benefits from a railway station with links to well-known towns and cities such as Shrewsbury, Chester and Wrexham.

As well as this, it is only a small drive to the picturesque town of Oswestry. The property itself has off road parking with a private driveway and an enclosed garden to the rear. This bungalow has potential for modernisation and further improvements with no onward Chain.

Location: The property is situated within walking distance of the popular village of Gobowen. The village has an excellent range of amenities including shops, a post office, public houses, churches and a primary school.

Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry and Shrewsbury and the cities of Wrexham and Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

Accommodation

Glazed UPVC door into:

Hallway: Radiator, vinyl flooring, airing cupboard with hot water pipes and slatted shelves. Access to loft space and doors off to:



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Living Room: 17' 10" x 10' 10" (5.44m x 3.30m)

Two radiators, television point and telephone point.

Kitchen: 9' 0" x 8' 6" (2.74m x 2.59m) Fitted base and eye level wall units with worktops over and an inset stainless-steel sink with draining board. Space for cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine. Tiled floor, partially tiled walls, radiator and Worcester gas fired boiler.



Bedroom 1: 11' 5" x 10' 10" (3.48m x 3.30m)

Radiator, television and telephone points.

Bedroom 2: 9' 0" x 8' 11" (2.75m x 2.72m)

Radiator, television point and glazed uPVC doors to rear garden.

Bathroom: 7' 1" x 5' 11" (2.17m x 1.80m) Bath

with shower attachment, pedestal wash hand basin and low level flush WC. Partially tiled walls, heated towel rail and extractor fan.





Outside: The bungalow is set back off Bypass Road enclosed by mature hedges. Approached through iron gates onto a driveway with adjacent gravel area providing parking. The rear garden is mainly hard landscaped for ease of maintenance with some mature shrubs, plants and hedges. There is also a timber garden shed.

EPC Rating: EPC band 'C' 71.

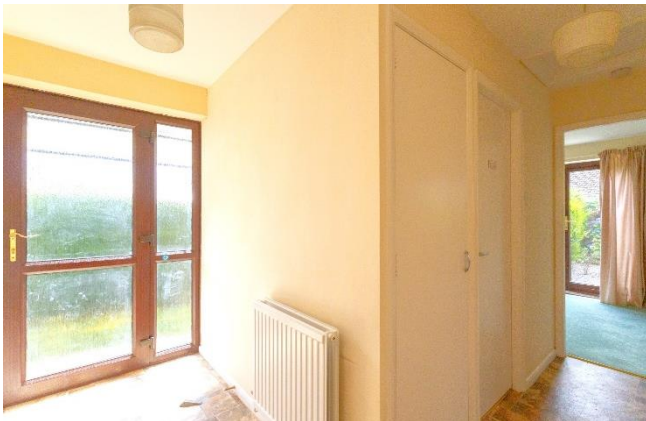
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property is connected to mains gas, water, electricity and drainage supplies.

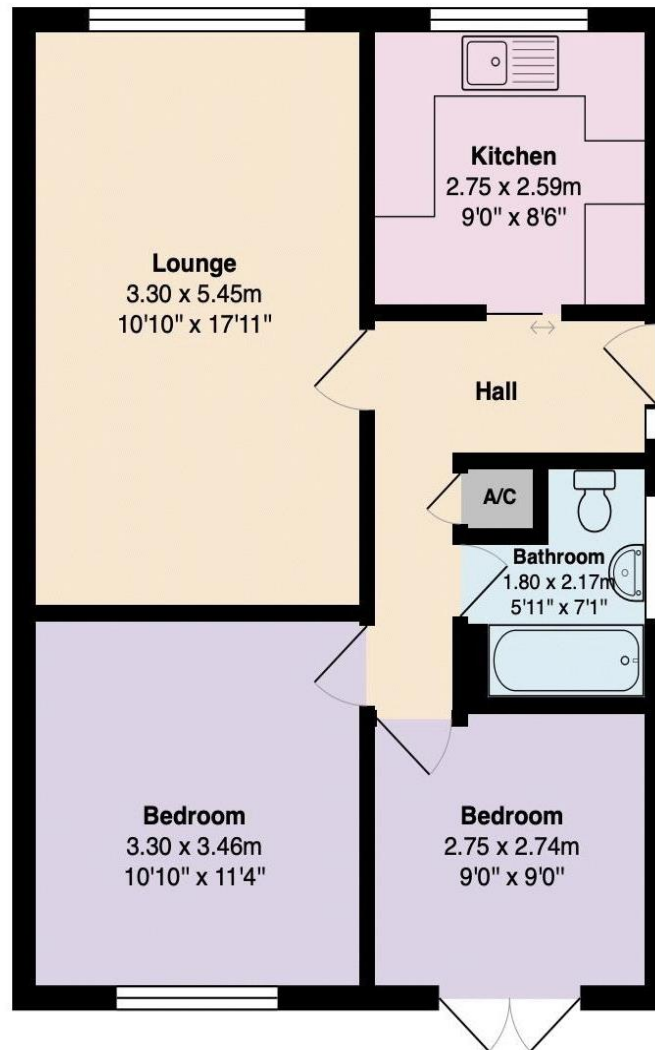
Local Authority: Shropshire Council, The Shire Hall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000.

Council Tax: Council Tax band B.

Directions: From Ellesmere proceed to the village of Whittington along the A548 at the junction by the Church turn right signposted Gobowen. Continue into Gobowen along Bypass Road (B5009) and after a short distance the property can be identified on the left-hand side.



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Total Area: 56.3 m² ... 606 ft²

All measurements are approximate and for display purposes only

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