

Roger Parry & Partners

12 Old St. Martins Road, Gobowen, Oswestry, SY11 3JY





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Offers In The Region Of £195,000

A three bedroom semi detached house offering a central position in the village of Gobowen benefitting from local amenities and train connections. In brief the accommodation affords Entrance hall, living room, kitchen/diner, three bedrooms and bathroom. Externally there is a driveway for parking and rear enclosed garden.













LOCATION
Gobowen has an excellent range of day to day amenities including railway station and easy access onto the A5/A483 motorway network and beyond.

FRONT
To the front of the property is a gravelled area offering parking for several vehicles.

ENTRANCE HALL
Accessed through PVC door, tiled flooring, under stair storage cupboard, stairs to first floor and doors off too;

LIVING ROOM
11'6 x 10'6 (3.51m x 3.20m)
Feature fireplace with surround, bay window to the front, ceiling light and radiator.

KITCHEN/ DINIG ROOM
8'9 x 6'11 and 14'1 x 9'11 (2.67m x 2.11m and 4.29m x 3.02m)
L Shape room with sliding doors onto the decking area perfect for entertaining. Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer and integrated appliances to include fridge, freezer, oven, microwave and hob with extractor hood. Tiled splash backs, uPVC window to the rear, ceiling light and wood effect flooring. The dining area has a further fitted storage cupboard and alcove shelving.

FIRST FLOOR

BEDROOM ONE
16 x 9'1 (4.88m x 2.77m)
Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM TWO
9'7 x 9'4 (2.92m x 2.84m)
Double room with uPVC window to the rear, ceiling light and radiator.

BEDROOM THREE
12'9 x 7'7 (3.89m x 2.31m)
Measurement include cupboard and stairwell.
With uPVC window to the front, over stair storage, ceiling light and radiator.

BATHROOM
Modern white suite comprising panelled bath, vanity unit with wash hand basin and low level WC. UPVC window to the rear and side, part tiled walls and ceiling light.

REAR
The rear garden is made for ease of maintenance with lawn , decking and garden shed. There is a gate to one side giving access to the front.

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, water and drainage services are connected along with gas central heating. We understand the Broadband Download Speed is: Standard 4 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.

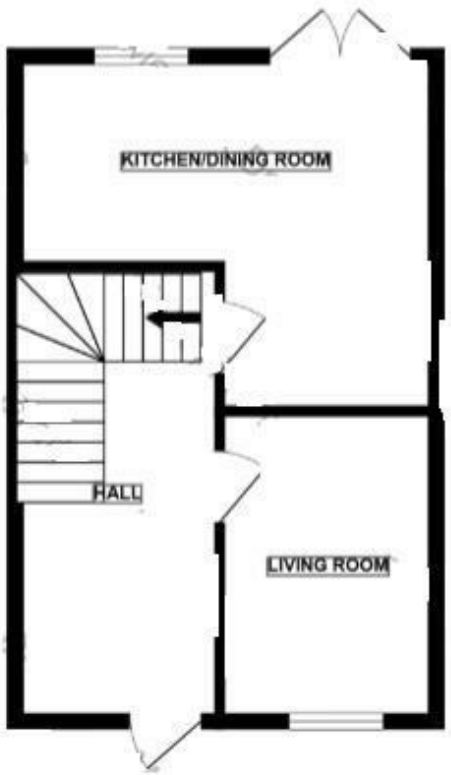
COUNCIL TAX BANDING
We understand the council tax band is A - Shropshire. We would recommend this is confirmed during pre-contact enquires.

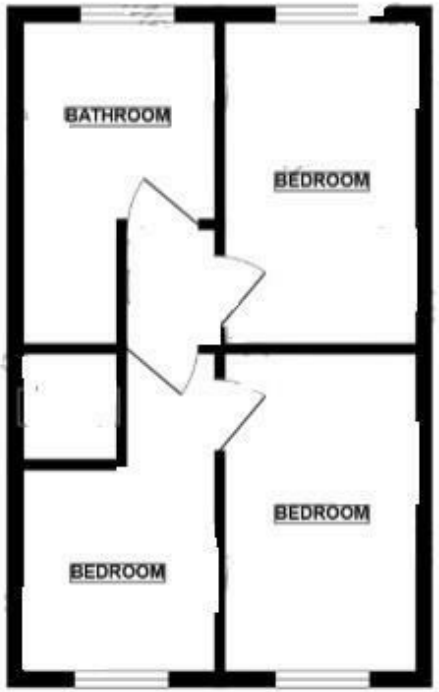
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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)





Local Authority: Shropshire
Council Tax Band: A
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.

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.