

Town & Country

Estate & Letting Agents



The Squirrels , Nesscliffe, SY4 1DB

Offers In The Region Of £240,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this charming detached bungalow set in the well regarded and sought after village of Nesscliffe lying between Shrewsbury and Oswestry. The property is in excellent condition throughout having recently been redecorated. Accommodation comprises hallway, lounge/ dining room, kitchen, two double bedrooms and a shower room. There is parking for three vehicles to the front along with well tended gardens to the side and the rear. All amenities are close at hand including public transport.

Directions

From our Oswestry office take the Shrewsbury road heading onto the A5. Proceed along this road until reaching the roundabout and turn first left signposted Nescliffe. Follow the road into the village and after a short while the property will be found on the left hand side set back from the road.

Hall

Having tiled flooring, window to the side, part glazed door to the front and door leading through to the lounge.

Lounge 13'10" x 13'8" (4.24m x 4.19m)



A bright room with windows to the front and side, storage heater, modern electric focal fireplace, telephone and TV point. With doors through to the kitchen and the inner hall.

Additional Photograph



Kitchen 7'5" 9'6" (2.28m 2.9m)



Having a good range of fitted base and wall units in light maple colour with contrasting work surfaces over, stainless steel double sink with mixer tap and cooker space with extractor fan over. Space for appliances and plumbing for a washing machine. With windows to the front and side, part glazed door to the side, part tiled walls and vinyl flooring.

Additional Photograph



Inner Hall

The inner hall has a loft hatch, storage heater and doors through to the bedrooms and the shower room.

Bedroom One 10'0" x 11'10" (3.06m x 3.61m)



A good sized bedroom with a window to the rear, storage heater, telephone point and built in wardrobes with sliding doors.

Bedroom Two 13'0" x 9'0" (3.98m x 2.76m)



The second double bedroom has a window to the rear, telephone point and built in wardrobes with bifold doors.

Shower Room



Comprising a wash hand basin, W/C and double shower cubicle and Aqualisa electric shower. The walls and floor are fully tiled and there is a window to the front and an extractor fan.

Front Garden



To the front of the property there is parking for three cars with steps up to the front door, shrubbed well stocked gardens and a pathway leading to the side and rear gardens.

Side and Rear Garden



There are further planted flower beds at the side with lawned gardens beyond, shed and terraced flower bed at the top of the garden.

Additional Photograph



Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service

from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Additional Information

We would like to point out that all measurements,

floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

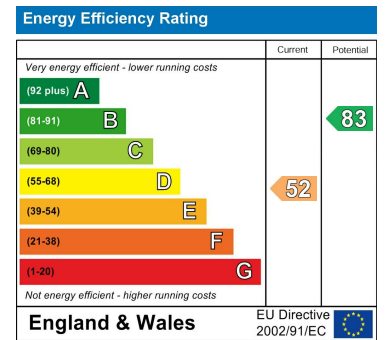
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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