

Town & Country

Estate & Letting Agents



10 Ffynnon Gardens, Oswestry, SY11 2TY

Offers In The Region Of £330,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious detached two/ three bedroom bungalow to the market set in a quiet cul de sac position in a popular residential development close to the town centre. The property has good sized rooms along with a truly superb garden to the side and the rear ideal for those who enjoy gardening. There are two driveways and single garage offering plenty of parking along with a ramp to the side making the property ideal for those looking for single storey living. Oswestry is a short walk away offering all amenities including shops, schools and every day conveniences.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around and turn left at the junction onto Beatrice Street. Follow the road back into town following the one way system and turn left, passing Sainsburys on the left. At the mini roundabout turn left onto Salop Road. Turn left onto Middleton Road, pass over the bridge, and turn right at the mini roundabout into Mansion Gardens. Follow the road down the development and take the first right, where the property will be seen on the right hand side, identified by our For Sale board.

Hall

The hallway has a part glazed door to the side and side panel, coved ceiling, loft hatch, intruder alarm panel, built-in cloakroom, and airing cupboard off with radiator and shelving. Doors lead off to all the rooms. The property benefits from full CCTV.

Bedroom Two 9'11" x 7'3" (3.04m x 2.23m)



Having a window to the front, radiator and built in double wardrobe providing good storage.

Bathroom



The family bathroom has a window to the side, recently installed panelled bath with aqua panelling and a Triton electric shower over, wash hand basin, W/C, radiator, part tiled walls, tiled flooring, shower point and an extractor fan.

Bedroom One 13'6" x 9'3" (4.13m x 2.84m)



The main bedroom is a great size having a window to the rear overlooking the garden, built-in wardrobes, drawers and units and a radiator. A door leads through to the en suite.

Ensuite Shower Room



The en suite has a double shower cubicle with a mains powered shower, wet room style fitted floor, wash hand basin, W/C, radiator, window to the side, fully tiled walls and a shaver light.

Study 4'2" x 4'5" (1.29m x 1.36m)



The study is fitted with a desk and shelving.

Lounge 19'0" x 10'11" (5.81m x 3.35m)



The spacious bright lounge has a bay window to the front, two radiators, wall lights, coved ceiling, marble inset electric fire with a wood surround, TV point and telephone point.

Additional Photo



Dining Room 9'7" x 9'2" (2.93m x 2.81m)



The dining room was originally the third bedroom and could be converted back if required. French doors lead out to the rear garden, radiator, tiled floor, glazed door to the hall and an archway leading through to the kitchen.

Additional Photo



Kitchen 8'8" x 12'6" (2.66m x 3.83m)



The good sized kitchen is fitted with a range of base and wall units with work surfaces over, eye level electric double oven, part tiled walls, radiator, plumbing for a washing machine, gas hob, extractor fan over, one and a half bowl sink with a mixer tap, window to the rear overlooking the garden, Worcester combination boiler and a tiled floor.

Garage



The single integral garage has an electric roller style door, power and lighting.

Front Garden



The property sits on an extensive plot and has a double block paved driveway with one leading to the garage and the other located to the other side of the property. The gardens are well stocked and planted with various shrubs and plants. A further shrubbed area runs along in front of the fenced garden boundary. There is gated side access to one side and a carport to the other side with ramp access into the property.

Rear & Side Garden



There is a purpose built Workshop (12ft x 8ft) to the side of the driveway with power and lighting. The extensive gardens have a patio and seating area, with large lawned and shrubbed areas. There is a further patio at the rear along with an outside tap and lighting.

Additional Photo



Additional Photo



Additional Photo



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 D.

Services

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

Additional Information

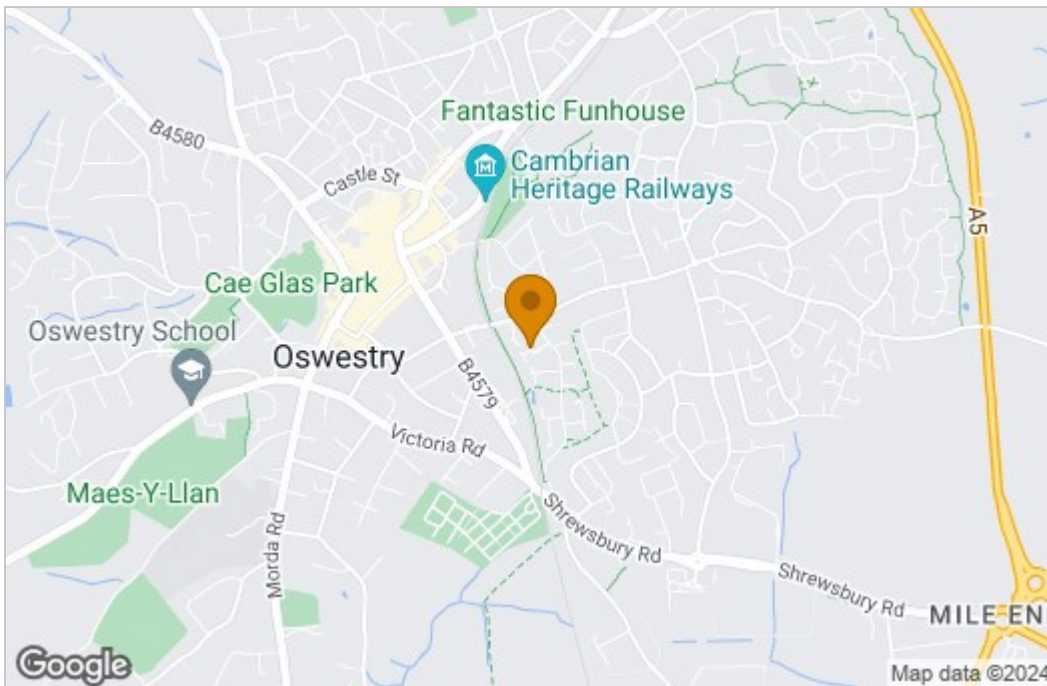
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

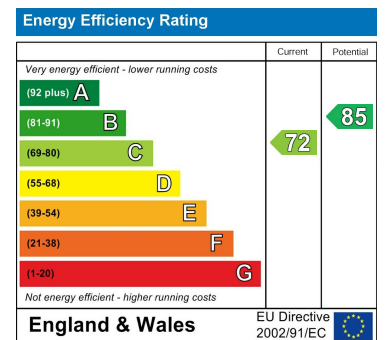
Additional Photo

Floor Plan

Area Map



Energy Efficiency Graph



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