

# Town & Country

Estate & Letting Agents



2 Old Whittington Road, Gobowen, SY11 3JE

£125,000

Town and Country are pleased to bring to the market this newly refurbished, modern mid-terrace home in the village of Gobowen! Its recent refurbishment has given this property a fresh contemporary feel, making it an ideal choice for first-time buyers looking to step onto the property ladder or investors seeking a fantastic opportunity. This home boasts a cosy reception room, kitchen, two bright bedrooms (one with ensuite) and a private rear garden. Situated in Gobowen, within easy reach of all local amenities and great transport links to larger towns and cities.

### Directions

From our Oswestry office take the Gobowen road out of the town. At the roundabout take the exit for Gobowen. On entering the Village of Gobowen proceed over the level crossing where the Co - op store will be seen on the left hand side. Turn right onto Old Whittington Road where the property will be seen on the left hand side identified by our to let board.

### Accommodation Comprises:

**Lounge 11'7" x 11'1" (3.54m x 3.38m)**



Welcoming and airy living area with a window and door to the front, radiator and door leading into the Kitchen.

**Kitchen 11'5" x 9'8" (3.48m x 2.97m)**



Comprising modern base and wall units, oven, hob, plumbing for washing machine, gas fired boiler, having linyl flooring, radiator, door to downstairs bathroom and stairs off to the first floor.

### Additional Photograph



### Landing

Having doors through to both bedrooms.

### Bathroom



Comprising contemporary bath with shower over, wash hand basin with mixer tap, W/C, fully tiled floors and walls and heated towel rail. .

### Bedroom One 10'4" x 8'1" (3.15m x 2.47m)

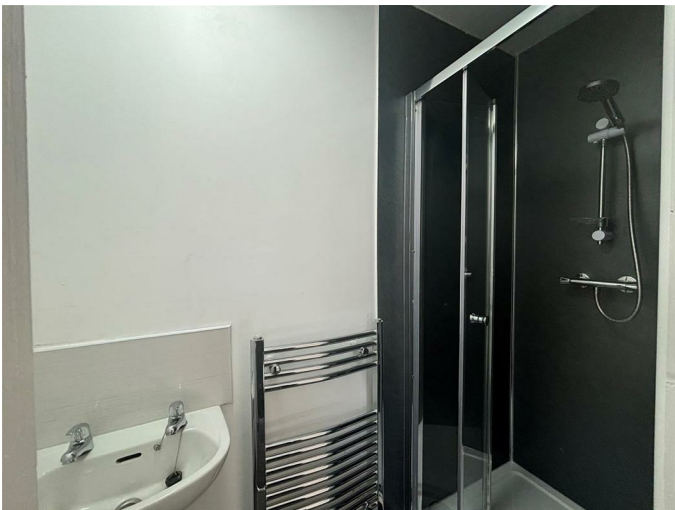


With window to the front, door to ensuite and radiator.

### Additional Photograph



### Ensuite Bathroom



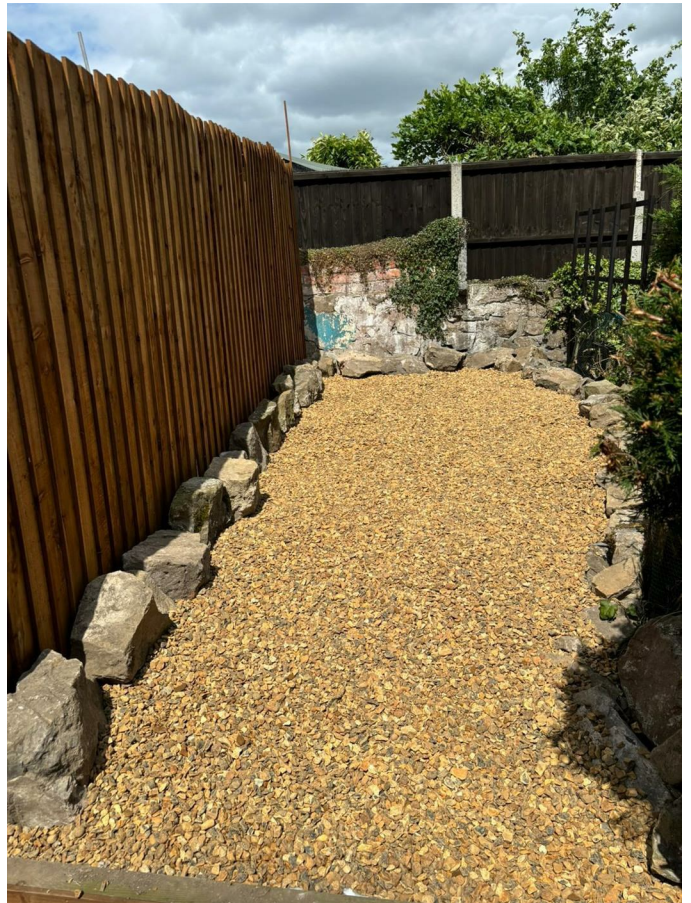
Stylish ensuite having shower cubicle, wash hand basin with mixer tap, laminated flooring and heated towel rail.

### Bedroom Two 10'5" x 8'10" (3.20m x 2.70m )



Bright bedroom with loft hatch for storage, window to the rear and radiator.

### Rear Garden



Steps lead up to the fully enclosed by fencing, private and low maintenance rear garden, gravelled throughout.

## To The Front



### 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 A.

### Services

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

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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.

### 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.

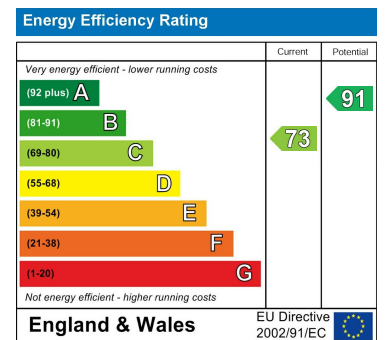
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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