

# Town & Country

Estate & Letting Agents



**10 Elgar Close, Oswestry, SY11 2LZ**

**Offers In The Region Of £157,500**

WITH NO CHAIN!! TOWN AND COUNTRY OSWESTRY are delighted to bring to market this WELL PRESENTED EXTENDED, TWO BEDROOM SEMI-DETACHED BUNGALOW with large gardens and fantastic views to the rear. Accommodation briefly comprises Lounge, Kitchen/Dining Room, Two Bedrooms and Family Bathroom. The front garden is low maintenance and offers privacy along with a driveway with parking and a pathway to the single garage/ workshop. The large rear garden is a particular feature of the property with lots of potential to develop and landscape. Having gas central heating and double glazing throughout

### 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. Stay in the right hand lane and follow the one way system back into the town along Oswald Road. At the traffic lights turn left onto Leg Street and go straight ahead at the mini roundabout onto Salop Road. Turn left onto Middleton Road and proceed along taking the fourth turning on the left onto Monkmoor Road, then take the second left onto Walford Road and then first right onto Elgar Close where the property will be found on the right hand side.

### Accommodation comprises

#### Hallway

Having a Upvc door to front and doors off to Lounge and Kitchen.

#### Lounge 10'5" x 15'3" (3.20m x 4.65m)



A lovely bright room having a window to the front, coved ceiling, wall lights and radiator.

#### Inner Hall

Having a built-in cupboard with shelving and loft hatch. Doors lead to the bedrooms and the bathroom.

#### Bedroom One 10'7" x 10'10" (3.23m x 3.32m)



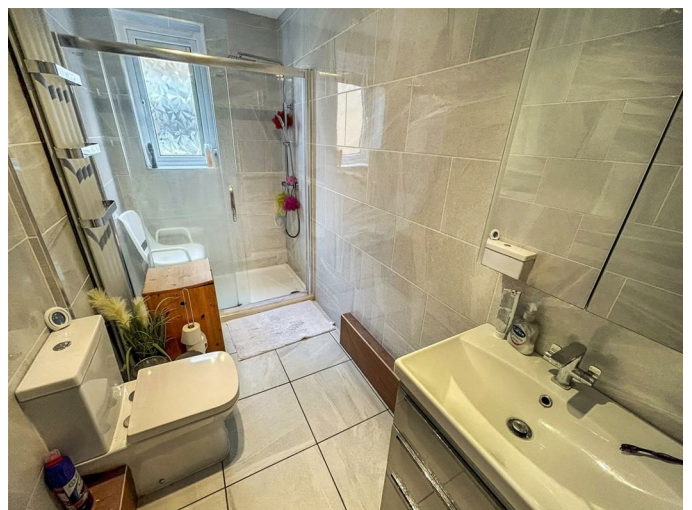
Having a radiator and a window to the rear with fantastic views over the town.

#### Bedroom Two 16'6" x 7'8" (5.04m x 2.34m)



A great sized double bedrooms having a window to the rear with views and a radiator.

#### Bathroom 13'6" x 4'10" (4.14m x 1.48m)



The well appointed bathroom is fitted with a low level w.c., wash hand basin on a vanity unit with a

mixer tap over, fully tiled walls, double shower cubicle with a mains powered shower and two shower heads, a window to the side, modern vertical radiator, extractor fan and a built in airing cupboard with shelving.

**Kitchen/ Dining Room 13'3" max x 11'4" (4.04m max x 3.47m)**



Having a range of fitted base and wall units in gloss cream, contrasting work surfaces, space for a cooker, integral Indesit dishwasher, plumbing for washing machine, single stainless steel drainer sink with mixer tap. With a window to rear, Baxi boiler, radiator, laminate flooring and part tiled walls. Space for fridge, integrated extractor fan, window to side and part glazed door to side.

**Utility 12'9" x 4'7" (3.91m x 1.42m)**

The utility has vinyl flooring and a part glazed door to the front. A door also leads into the kitchen.

### **Front Gardens**

The mature lawned front garden has shrubs and hedged borders and a gravelled pathway leading to front door,

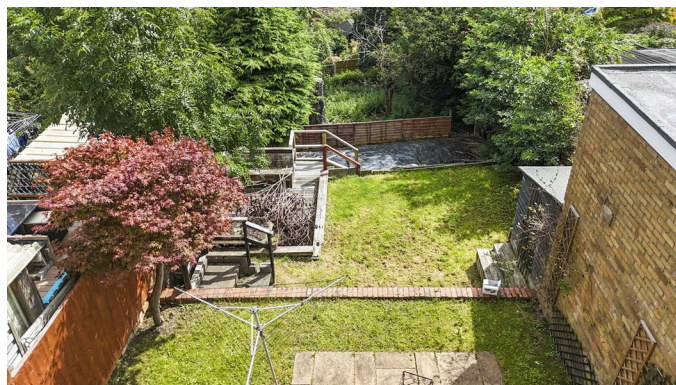
### **Driveway**

The driveway to the side of the property provides parking and leads to the passageway at the side of the property.

### **Garage**

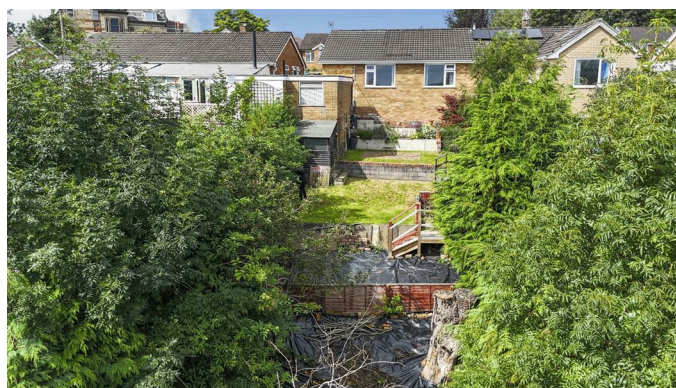
There is a garage located to the rear of the property which is ideal for storage or as a workshop/ gym or as additional accommodation (subject to planning). The garage only has pedestrian access but has an up and over door, power and lighting.

### **Rear gardens**



A fantastic feature of this property being a superb size and having a pathway and steps down to two patio areas with lawns and terraces leading down the garden. The lower part of the garden is in need of cultivating and provides great scope for keen gardeners to create a wonderful space.

### **Additional Photo**



### **Additional Photo**



### Additional Photo



### Views



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.  
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the

property and decided to make an offer please contact the office and one of the team will assist you further.

### Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire Council and the property is in council tax band B.

### Services

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

### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Additional information

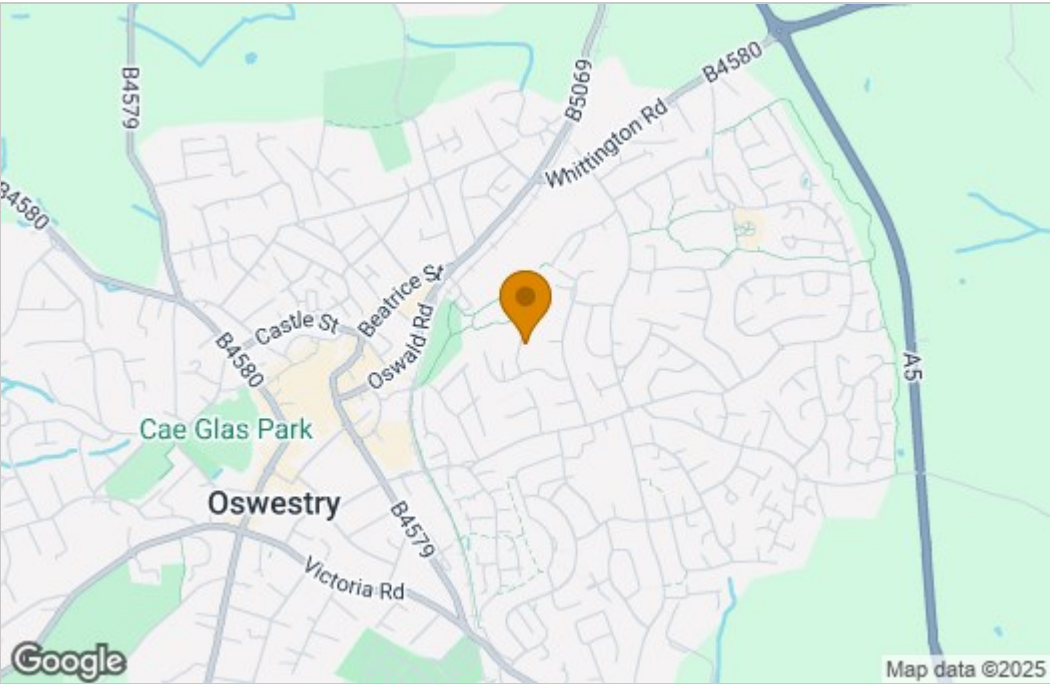
Additional Information

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.

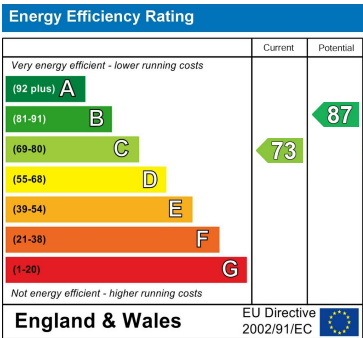
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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