

# Town & Country

Estate & Letting Agents



**7 Thornhurst Avenue, Oswestry, SY11 1NR**

**Offers In The Region Of £300,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious detached three/ four bedroom bungalow to the market. The property offers well laid out, bright accommodation with a good sized rear garden, two driveway and a single garage. Located on the outskirts of Oswestry town, shops and local amenities are within walking distance along with public transport and road links to larger town and cities. Accommodation comprises porch, hallway, lounge, kitchen/ dining room, study/ fourth bedroom, three bedrooms and two family shower rooms.

### Directions

From our office on Willow Street proceed out of town before taking the right fork onto Oakhurst Road, before the fire station. Take the first right onto Liverpool Road West then left onto Vyrnwy Road and follow the road around until turning left again onto Thornhurst Avenue, where the property will be observed on the left as indicated by our 'for sale' board.

### Accommodation Comprises

The property benefits from Upvc double glazing and warm air heating throughout with boiler.

### Porch

The porch has a glazed door to the front, vinyl flooring, plumbing and space for appliances and a door leading into the hallway.

### Hallway



Having a window to the side, built in cupboard off, stripped floorboards and a door to the shower room and the lounge.

### Shower Room



The shower room has a shower cubicle with a Triton electric shower, part tiled walls, wash hand basin on a vanity unit with a mixer tap over, low level w.c., vinyl flooring, extractor fan and a shaver light.

### Lounge 15'10" x 12'4" (4.85m x 3.77m)



The bright, spacious lounge has stripped floorboards, a feature electric stove style fire and glazed doors along the rear letting in lots of natural light and linking the lounge to the garden. Doors lead to the study, kitchen and the inner hallway.

### Additional Photo



### Additional Photo



**Kitchen/ Dining Room 14'2" x 10'9" (4.32m x 3.29m)**



The well appointed kitchen has a range of base and wall units with work surfaces over, a window to the side and a window to the rear looking over the garden, breakfast bar, integrated dishwasher, eye level combination microwave, gas hob, shelving, part tiled walls, wood flooring and a glazed door leading out to the garden.

**Additional Photo**



**Additional Photo**



**Study/ Bedroom Four 11'5" x 7'3" (3.48m x 2.22m)**

A very versatile space ideal for a number of uses but currently used as a home office. Having a window to the rear and a gas wall heater.

**Inner Hallway**

The inner hallway has an airing cupboard, stripped floorboards, loft hatch and the warm air heating boiler. Doors lead to the bedrooms and the bathroom.

**Bedroom Two 12'9" x 8'4" (3.89m x 2.55m)**



A good sized double bedroom having a window to the side, stripped floorboards and a built in double wardrobe.

### Bedroom One 12'8" x 10'6" (3.88m x 3.22m)



A great sized double bedroom having stripped floorboards, large picture window to the front letting in lots of light and a built in double wardrobe.

### Bedroom Three 9'1" x 7'6" (2.77m x 2.30m)



Having a picture window to the front letting in lots of light, stripped floorboards and a built in wardrobe.

### Shower Room



The modern, well appointed shower room has two

windows to the side, a step in double shower cubicle with Triton electric shower over and a glass screen, wash hand basin on a vanity unit with a mixer tap over, low level w.c., fully tiled walls, extractor fan, shaver light, heated towel rail and vinyl flooring.

### To The Outside



The property benefits from having two block paved driveways to the front of the property, one leading to the side of the house and the other leading to the garage. There is also a low maintenance slate garden to the front and gated access to the rear garden.

### Garage

The adjoining garage has two timber doors to the front, power and lighting.

### Rear Gardens



The good sized rear garden has a paved patio off the kitchen and the lounge with lawned and shrubbed gardens beyond with views over the town and hedge boundaries.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### 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.

### To Book a Viewing

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

### 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.

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

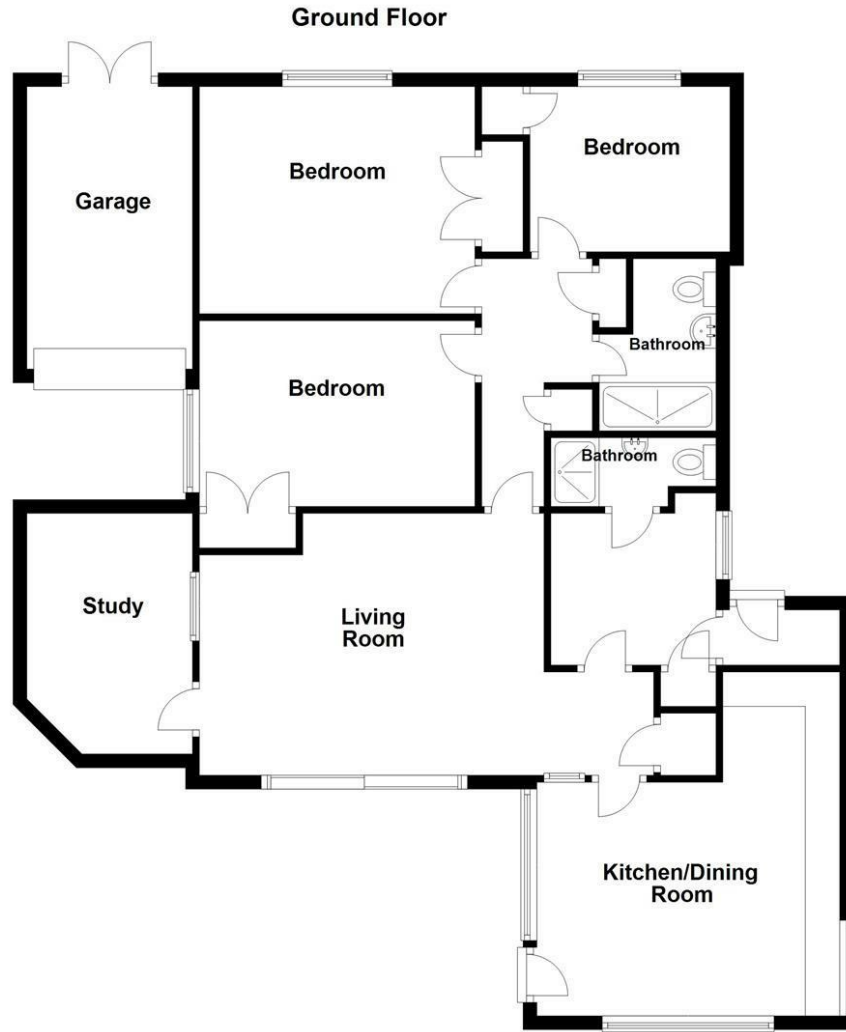
Saturday: 9.00am to 2.00pm

### 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.

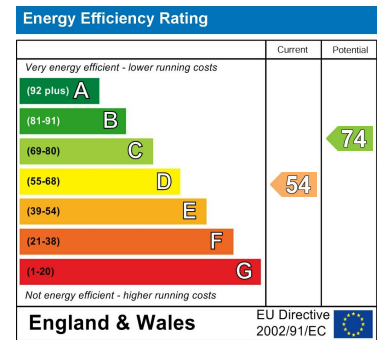
# Floor Plan



# Area Map



# Energy Efficiency Graph



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