

Town & Country

Estate & Letting Agents



7 Hammonds Place, Gobowen, SY11 3PA

£165,000

Town & Country Oswestry present to the market this three bedroom semi detached property offering an opportunity for those seeking a home with great potential. Situated on a large corner plot, providing ample outdoor space, there is scope for development subject to the necessary planning permission. While the property requires improvement, this presents a fantastic chance for buyers to personalise and enhance the space to their liking. The generous layout allows for creative renovations, making it an ideal project for those with a vision for their dream home. Situated in the village of Gobowen, the property is close to all amenities including the train station with links both North to Wrexham, Chester, Manchester and Liverpool and South to Shrewsbury, Telford, Birmingham and London.

Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed over the level crossing and take the second exit off the roundabout onto the St Martins road. Take the first right onto Hammonds place where the property will be found before the corner on the left hand side.

Accommodation Comprises



Hallway

The property is entered through a side door into a hallway with doors leading to the lounge, kitchen/dining room, downstairs bathroom and stairs leading to the first floor.

Lounge 16'11" x 10'2" (5.16 x 3.10m)



The lounge sits at the front of the property with two windows overlooking the front garden, a fireplace with inset gas fire, a radiator and a door leading to an understairs storage cupboard.

Additional Photograph



Kitchen/Dining Room 13'1" x 11'1" (3.99 x 3.38m)



The large kitchen/dining space has window and door to the rear, stainless steel single bowl sink with drainer, electric cooker point, radiator and a door leading to a useful pantry cupboard.

Additional Photograph



Lean to (Off Kitchen)



Accessed from the kitchen, there is a large lean to at the rear of the property with a door leading to the rear garden, there are two integral sheds which provide useful storage.

Additional Photograph

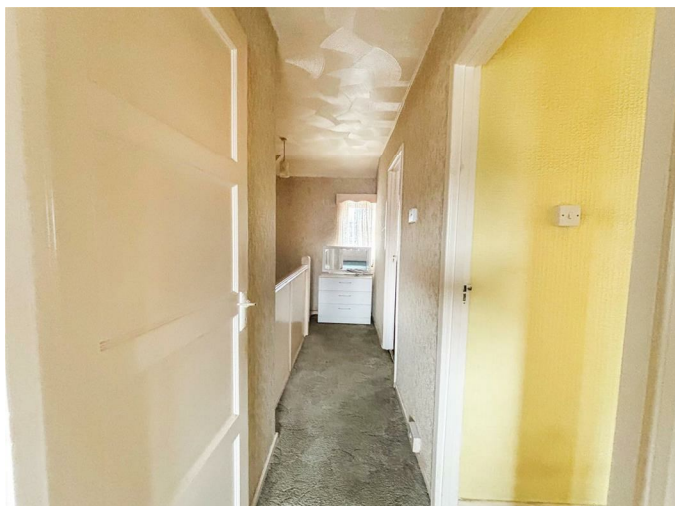


Ground Floor Bathroom



The ground floor bathroom has a window to the rear, a bath and a wash hand basin.

Landing



There is a window to the front and doors leading to the three bedrooms and W/C.

Bedroom One 10'0" x 13'11" (3.07 x 4.25m)



A double bedroom with two windows to the front, a radiator and a door to airing cupboard with hot water tank and space for storage.

Bedroom Two 9'11" x 10'2" (3.03 x 3.10m)



A second double bedroom with a window to the rear and a radiator.

Bedroom Three 10'0" x 6'11" (3.07 x 2.12m)



Bedroom three has a window to the rear overlooking the rear garden and a radiator.

W/C

With a window to the side and a W/C.

To the Front of the Property



The front of the property has a pedestrian gate with a pathway leading to the side door and around to the rear. There is a large gate for vehicle access to a driveway providing parking for 2 vehicles (and potential for more). A lawned garden sits in front of the property.

Additional Photograph

The Rear and Side Garden



Being situated at end of the row of properties, the size of the plot with this property is most appealing with a large side garden which provides ample scope for extension subject to the approval of the necessary planning approval.

Additional Photograph



Additional Photograph

Additional Photograph



Additional Photograph



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

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.

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

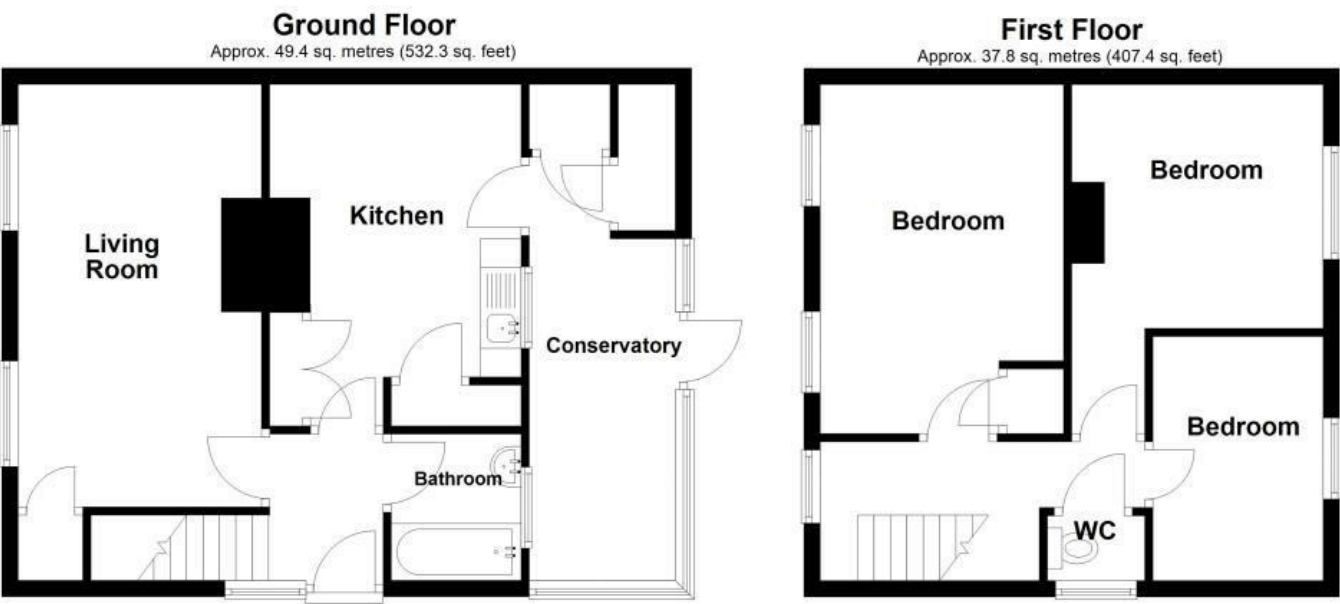
service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

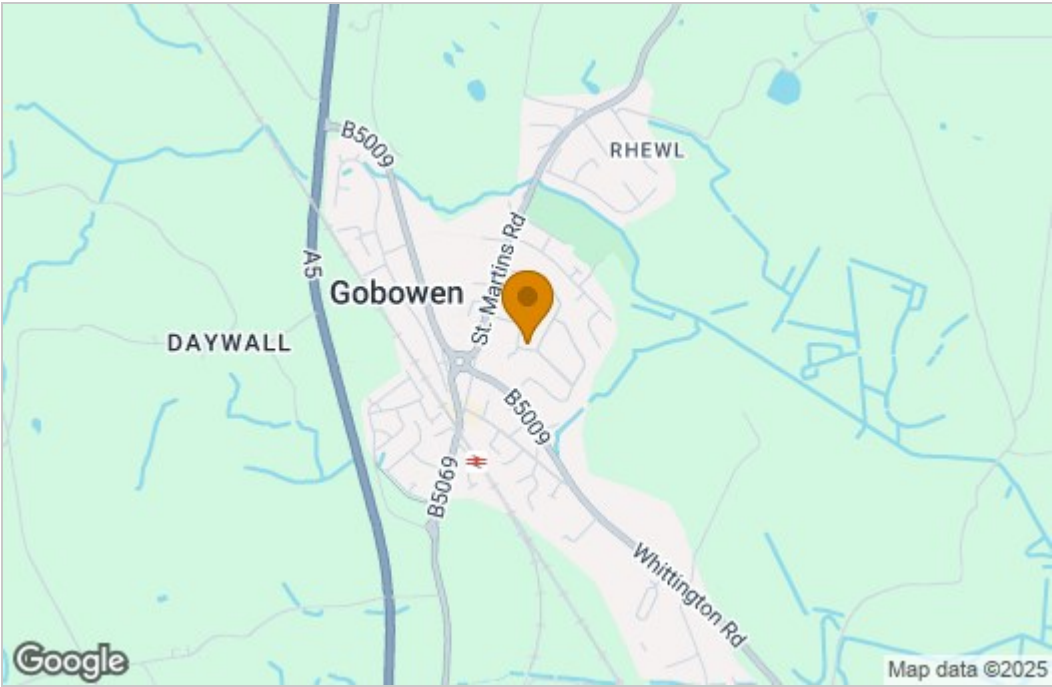
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

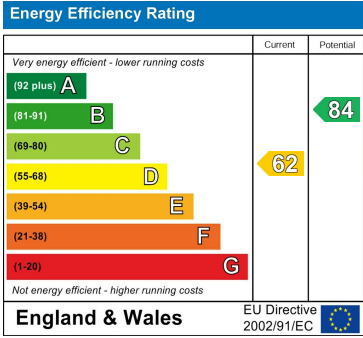


Total area: approx. 87.3 sq. metres (939.6 sq. feet)

Area Map



Energy Efficiency Graph



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