

Town & Country

Estate & Letting Agents



22 Hampton Rise, Oswestry, SY11 1ST

Offers In The Region Of £255,000

Town & Country Oswestry are delighted to bring to market this spacious detached two bedroom bungalow ideally located in a popular residential area, close to Oswestry town centre. The bungalow, which requires some improvement, offers spacious accommodation along with generous front and rear gardens, garage and plenty of parking and offers a fantastic opportunity for the purchaser to create a lovely home in a great location. Sold with vacant possession and no onward chain!

Directions

From our Town Centre office proceed up Willow Street continuing past Castle Street. Stay to the left onto B4580 then take the left turning onto Hampton rise and the property will be located on your right identified by your board.

Accommodation comprises



Porch

The porch has two UPVC windows to the front, two windows to the rear and a glazed door to the front.

Hallway



The hallway has a glazed door to the porch, a radiator and access to the roof space via a loft hatch. There is airing cupboard with Vaillant gas boiler and doors lead to all rooms.

Lounge 14'4" x 11'4" (4.37m x 3.47m)



The lounge has a window to the front, two radiators, a plate rack, a glazed door into the hallway and doors leading through to the dining room.

Dining Room 9'8" x 8'7" (2.96m x 2.62m)



The dining room has a window to the rear overlooking the garden, a radiator, wall lights and a glazed door to the kitchen.

Kitchen/Breakfast Room 17'0" x 8'7" (5.20m x 2.64m)



The spacious kitchen/breakfast room is fitted with a range of base and wall units, plumbing for a washing machine and space for a cooker. A stainless steel double bowl sink, part tiled walls and vinyl flooring. There is a window to the side and to the rear and a part glazed door to the side letting in plenty of light. The kitchen would benefit from being updated but offers a lovely bright space overlooking the garden.

Additional Photo



Additional Photo



Bedroom One 13'7" x 9'10" (4.15m x 3.01m)



Bedroom One is a generous double room and has two windows to the front and a radiator.

Bedroom Two 11'6" x 10'0" (3.52m x 3.06m)



A further double bedroom, bedroom two has a window to the rear overlooking the garden and a radiator.

Bathroom 8'2" x 6'0" (2.49m x 1.85m)



The bathroom has a panelled bath with an electric shower over, W/C and a wash hand basin. There is a window to the rear, a heated towel rail and part tiled walls.

Garage

The single garage is a useful space and has an up and over door.

Front Garden



At the front of the property is a large paved parking and turning area with patio, gravelled and shrubbed flower beds. The trees at the front add further privacy.

Additional Photo



Rear Garden



The enclosed private rear garden has a paved area, and is then laid to lawn and planted with mature shrubs. There is the benefit of a shed providing storage and an outside tap.

Additional Photo



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 C.

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

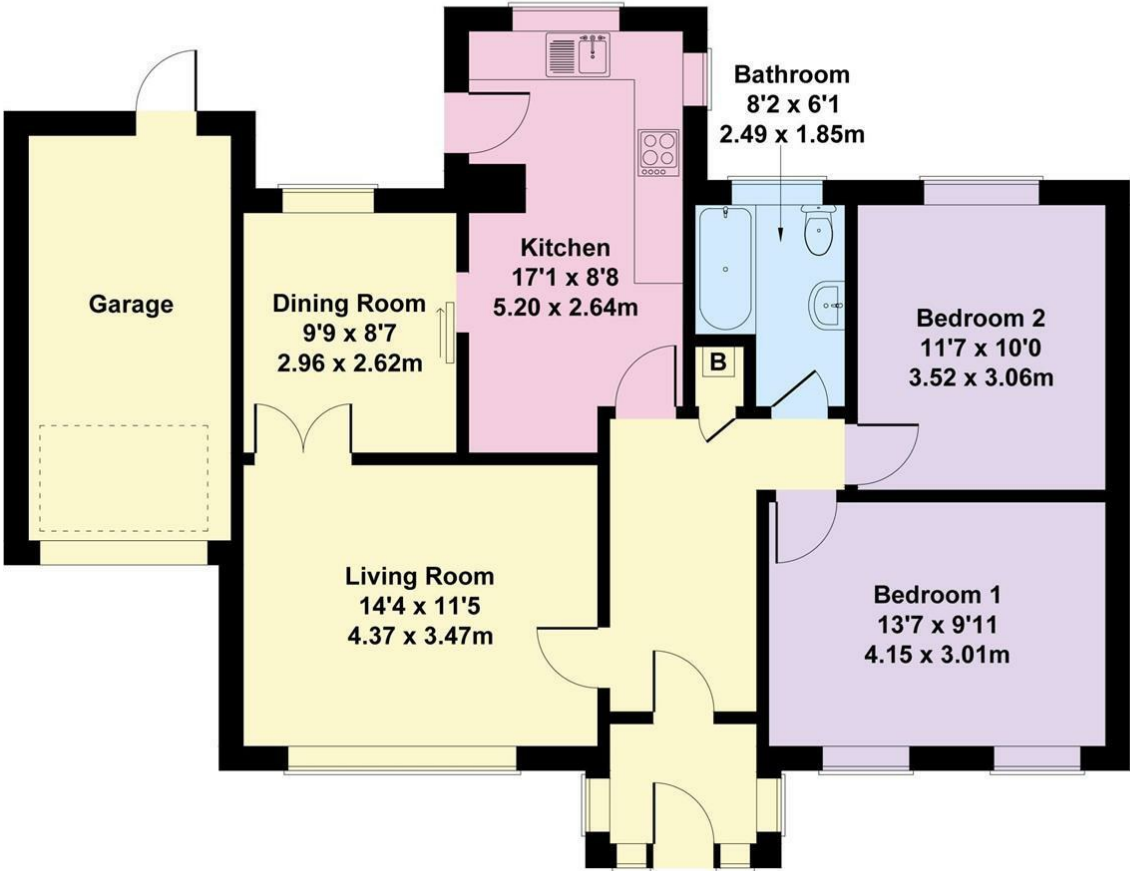
wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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

22 Hampton Rise

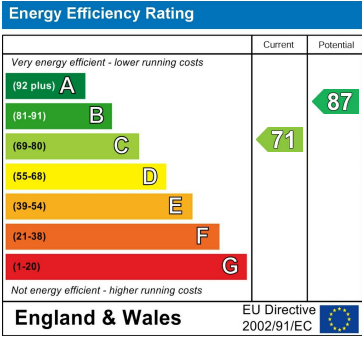
Approximate Gross Internal Area
850 sq ft - 79 sq m
Excluding Garage



Area Map



Energy Efficiency Graph



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