

# Town & Country

Estate & Letting Agents



**8 St. Davids Close, Gobowen, SY11 3JF**

**Offers In The Region Of £259,950**

Nestled in the charming area of St. Davids Close, Gobowen, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. This property features three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat. The bungalow boasts a welcoming spacious reception room, perfect for relaxing or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property includes a well-appointed bathroom and beautiful kitchen, ensuring all essential amenities are readily available. One of the standout features of this home is the ample off-road parking and garage, providing convenience for multiple vehicles and ease of access. In summary, this three-bedroom semi-detached bungalow in St. Davids Close is a wonderful opportunity for anyone seeking a comfortable and convenient home. With its spacious layout, off-road parking and purposely created easy maintained garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

### Directions

From Oswestry take the Gobowen Road until you reach a roundabout, take the second exit at this roundabout signed posted Gobowen. Proceed into the village over the level crossing then take the right hand turning onto Old Whittington Road, proceed turning left into St Davids Close where the property will be found at the end of the cul de sac.

### Location

The property is ideally located with good access to the train station, Orthopaedic hospital and good road links to larger towns and cities. The village offers daily amenities including a small supermarket, schools, public house, cafes and takaways.

### Accommodation Comprises

#### Hall 4'2" x 8'2" (1.28m x 2.50m)



The property is accessed via a covered entrance with composite door and glazed side panel to the side into the hallway with decorative floor tiling, modern radiator, built in cupboard and access to the loft space. ( The loft is partially boarded with pull down ladder and lighting). Doors lead off to all ground floor rooms.

#### Kitchen 11'11" x 11'0" (3.64m x 3.36m)



The modern spacious kitchen is fitted with a good range of floor and wall mounted cupboards with worktop over, spotlighting, space for appliances, single sink and drainer with mixer tap over, plumbing insitu for a dishwasher, inset 4 ring hob with extractor hood and eye level oven and grill, radiator, window to the front overlooking the garden and a door to the side.

#### Additional Photo



### Additional Photo



### Lounge/Dining Room 17'3" x 12'0" (5.28m x 3.68m )



The lounge is a great place to relax and entertain. Having a window to the front overlooking the garden, feature fireplace with a surround and inset cast iron fire, TV point and radiator. BT Point.

### Additional Photo



### Bedroom One 13'6" x 8'1" (4.12m x 2.48m)



A good sized double bedroom having French doors to the rear garden, wood effect vinyl flooring and a radiator.

### Bedroom Two 10'4" x 6'5" (3.16m x 1.98m)



The second bedroom has a window to the rear, wood effect vinyl flooring, radiator and single wardrobe.

### Bedroom Three 7'1" x 8'3" (2.17m x 2.53m)



The third bedroom has a window to the rear and radiator.

### Shower Room 7'9" 5'4" (2.37m 1.64m )



The modern bathroom has a re-fitted suite with shower cubicle, wash hand basin and WC., part tiled walls, heated towel rail and a window to the side.

### Additional Photo



### To The Outside



The property benefits from an easy, well maintained gardens, mainly laid to lawn with flower and shrub beds and patio areas. Fully enclosed with wooden fencing and two farm style gates that lead onto the driveway.

### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Single Garage



Along with the parking for several vehicles, the property has a detached single garage with an up and over door.

### Property Features



The property has the benefit of a solar panel installation on the rear elevation.

### 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.

## **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## **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.

## **Services**

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

## **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 Country Council and we believe the property to be in Band B.

## **To Book a Viewing**

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

## **To Make an Offer**

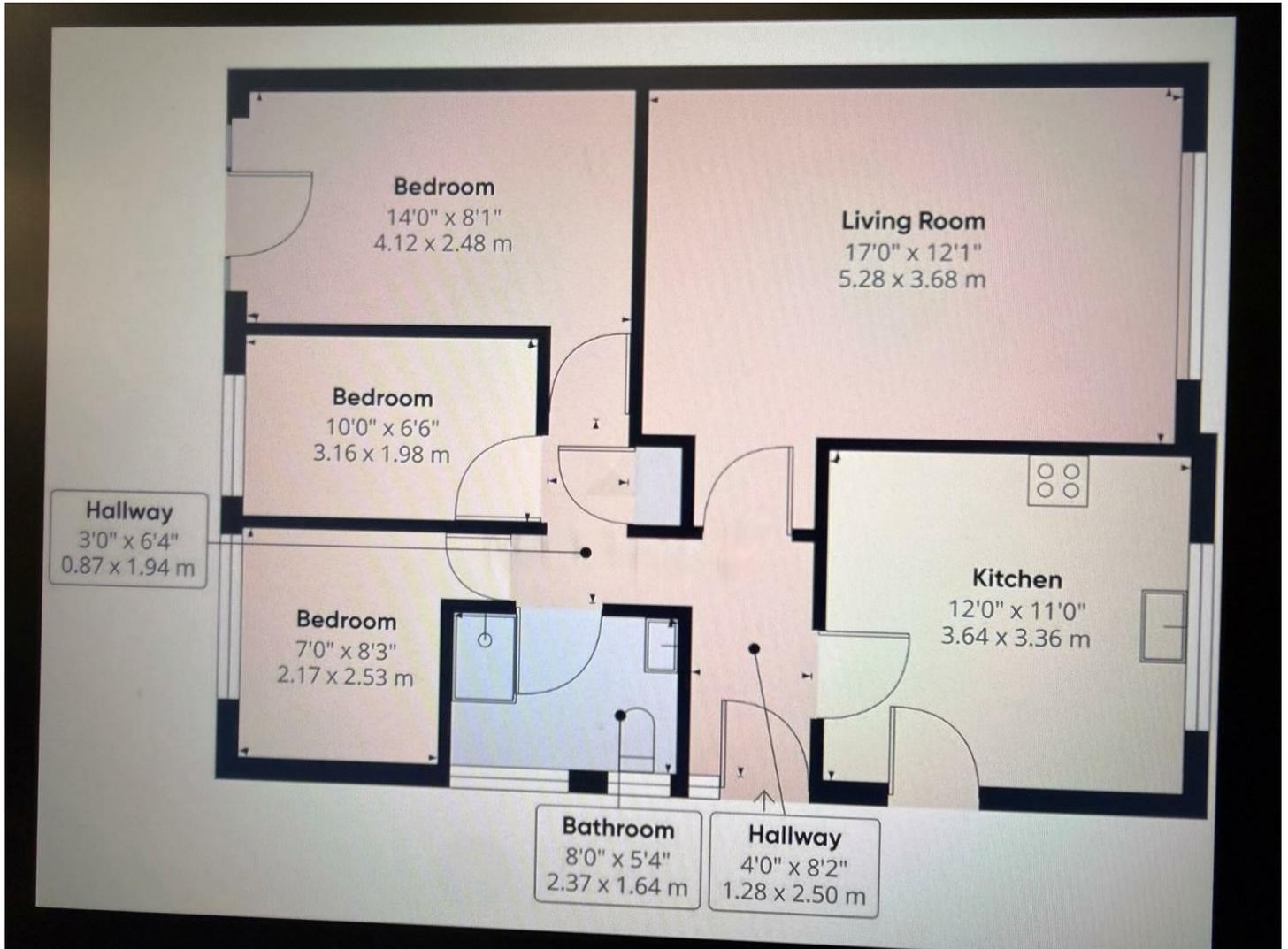
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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.

## **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.

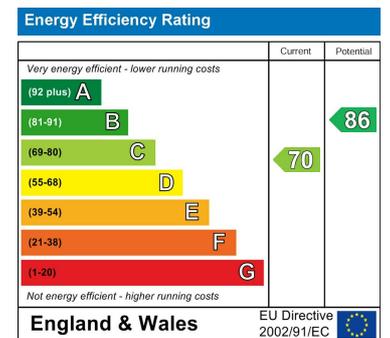
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk