

# Town & Country

Estate & Letting Agents



**43 Hampton Fields, Oswestry, SY11 1TL**

**Asking Price £320,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer this immaculate and spacious three bedroom bungalow located in a much sought after location on the edge of Oswestry. The property sits in a private cul de sac position with a good sized bright living area, modern kitchen and bathroom, generous conservatory, large rear garden and garage. The gardens and access are on the level with the town centre being a short walking distance away. Viewings are highly recommended to appreciate this property and its great location.

### Directions

From our Oswestry offer head north-west on Willow St/B4580 towards New Street. Turn left onto Welsh Walls. Turn right onto Brynhafod Road. Brynhafod Road turns slightly right and becomes Hampton Road. Turn right onto Hampton Fields and follow the road down to the bottom where the road levels out. Take the second turning on the left where the property will be found in the bottom right hand corner of the cul de sac.

### Accommodation Comprises

#### Porch

The porch has a part glazed door to the front, a window to the side and a door leading into the lounge.

#### Lounge/Dining Room 19'8" x 12'9" (6.00m x 3.90m)



The open plan lounge/dining room has a bow window to the front, a second window to the front, two radiators and has a coved ceiling. There is a brick fireplace with an inset electric fire with tiled heath, a telephone point and a glazed door leading to the kitchen.

### Additional Photo



### Additional Photo



#### Kitchen 10'5" x 7'9" (3.20m x 2.37m)



The kitchen has been fully refitted with a modern range of wall and base units, a one and half sink bowl with a mixer tap, plumbing for a washing machine and a built in extractor fan. There is a window to the rear, vinyl floor, part tiled walls, a radiator, integrated dishwasher and space for a fridge. There is a part glazed door to the rear leading to the conservatory.

### Additional Photo



### Additional Photo



### Conservatory 14'10" x 7'4" (4.54m x 2.26m)



The bright, spacious conservatory has a tiled floor, electric radiators and French doors leading to the rear garden.

### Inner Hall

The inner hallway has an airing cupboard with

shelving and houses the Worcester boiler. There is a loft hatch and doors leading to the bedrooms and the bathroom.

### Bedroom One 11'5" x 9'9" (3.50m x 2.98m)



Bedroom one is a good sized double room and has a window to the front, a radiator and fitted wardrobes and drawers with additional over bed storage.

### Bedroom Two 10'11" x 8'1" (3.34m x 2.48m)



The second double bedroom has a window to the rear overlooking the garden, a radiator and a range of fitted wardrobes, desk and shelving.

**Bedroom Three 6'6" x 7'10" (2.00m x 2.39m)**



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

**Bathroom/Shower Room 4'5" x 7'8" (1.37m x 2.36m)**



The modern bathroom has a wash hand basin on a vanity unit with a mixer tap over, a w/c, and a double shower cubicle with mains shower and part tiled walls. The is vinyl flooring, a radiator and a window to the rear.

**Garage 17'1" x 8'2" (5.23m x 2.50m)**

The single garage has an up and over door, power and lighting, a window to the rear and a door to the rear.

**To the Front**

To the front of the property there is a driveway leading to the single garage and a lawned and shrubbed area. A gate at the side gives access to the rear garden.

**At the Rear**



To the rear of the property is a good sized garden mainly laid to lawn with planted flower beds and shrubs. There is a patio area that runs across the rear of the bungalow along with a shed to the side and fence panels to the boundaries.

**Additional Photo**



**Additional Photo**



### **Additional Photo**



### **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.

### **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.

### **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 5.00pm  
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**

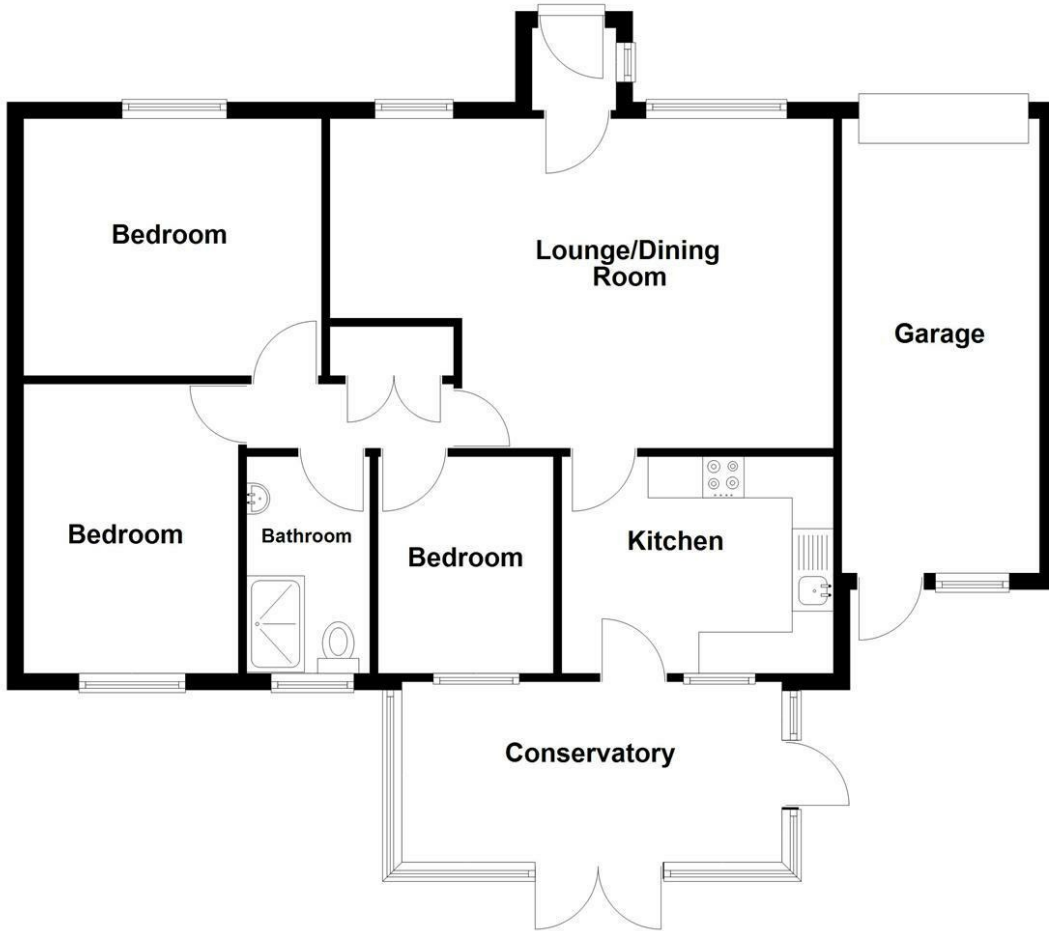
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property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

# Floor Plan

## Ground Floor

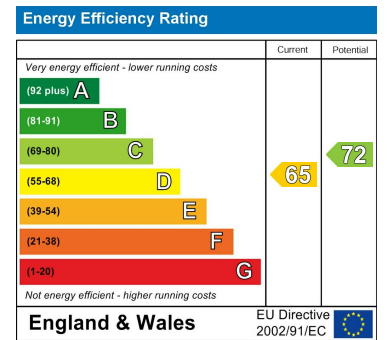
Approx. 91.4 sq. metres (983.5 sq. feet)



# Area Map



# Energy Efficiency Graph



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