

Town & Country

Estate & Letting Agents



12 Ifton Fields, St. Martins, SY11 3LU

Offers In The Region Of £162,000

WITH NO CHAIN and located in the popular village of St. Martins, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Built in 1997, this modern property boasts a good layout and offers a spacious living environment that is both comfortable and inviting. The home features two well-proportioned bedrooms, perfect for accommodating a small family or providing ample space for guests. The single reception room is designed to be a versatile area, ideal for relaxation or entertaining friends and family. The property also includes a good sized kitchen/ dining room and bathroom, ensuring convenience for everyday living. One of the features of this property is the off-road parking, which comfortably accommodates two vehicles, a rare find in many urban settings. Situated in a peaceful cul-de-sac, residents can enjoy a sense of community while benefiting from the privacy that this location affords. St Martins is a popular area, rich in amenities and well-connected by good road links, making it easy to access nearby towns and cities. Whether you are looking to settle down in a friendly neighbourhood or seeking a promising investment opportunity, this spacious mid mews home is sure to meet your needs. Don't miss the chance to make this lovely property your own.

Directions

Take the Gobowen road out of Oswestry and join the A5 travelling towards Wrexham. At the Gledrid roundabout take the fourth exit towards St. Martins. Follow the road into the village and shortly after passing the petrol station turn right into Ifton Fields where the property will be seen on the right hand side.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, a radiator and stairs leading off to the first floor.

Lounge 16'0" x 10'6" (4.88m x 3.22m)



The lounge has a window to the front, a radiator, an understairs cupboard and an electric fireplace.

Kitchen/Dining Room 13'8" x 9'5" (4.18m x 2.88m)



The open plan kitchen/dining room has wall and base units with work surfaces over, space for appliances and a stainless steel double sink with mixer tap over. With an electric oven, gas hob, integrated extractor fan and a Worcester gas boiler. There is a window to the rear, vinyl floor, a radiator and a glazed door and side panels leading out to the rear garden.

Additional Photo



Landing

The landing has access to a loft hatch, doors leading to the bedrooms and bathroom. A/C off with tank and shelving.

Bedroom One 10'8" x 13'8" (3.26m x 4.17m)



Bedroom one has two windows to the front, a radiator and a built in double wardrobe.

Bedroom Two 6'6" x 10'3" (2.00m x 3.14m)



The second bedroom has a window to the rear, a radiator and a built in wardrobe.

Bathroom



The bathroom has a window to the rear, a wash hand basin, w/c, a shower cubicle with mains shower over, vinyl floor, a radiator and part tiled walls.

To the Front

To the front there is a double width block paved driveway.

To the Rear



To the rear there is a paved area with gravelled and shrubbed gardens beyond with fencing to the boundary. A gate at the side leads to the passage and access to the front.

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.

Tenure/Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

To Book a Viewing

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

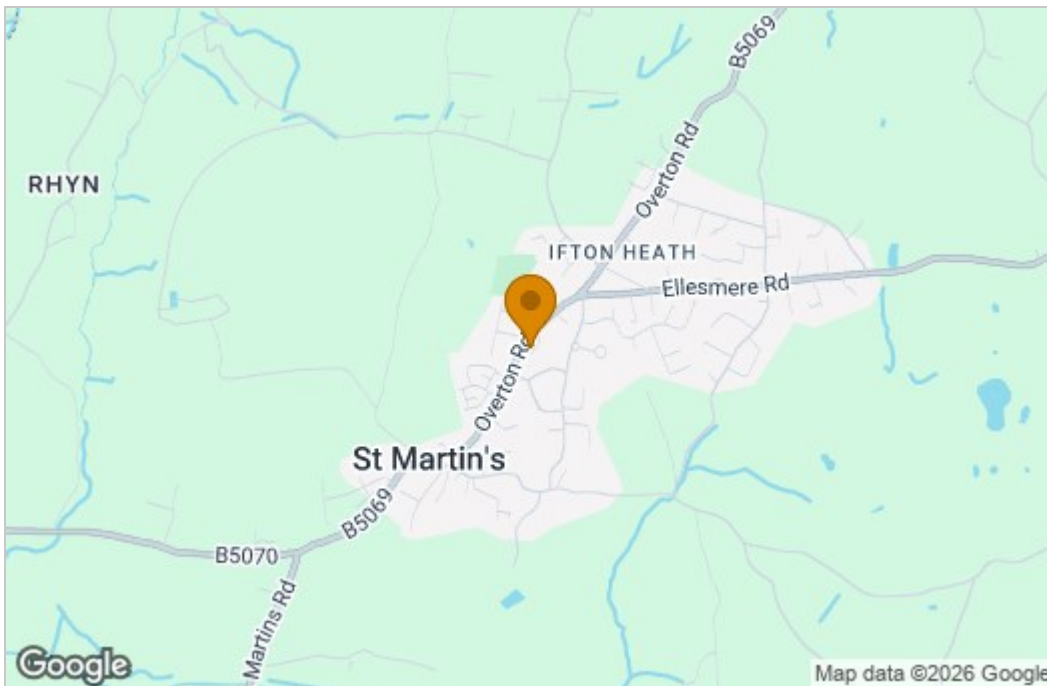
To Make an Offer

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.

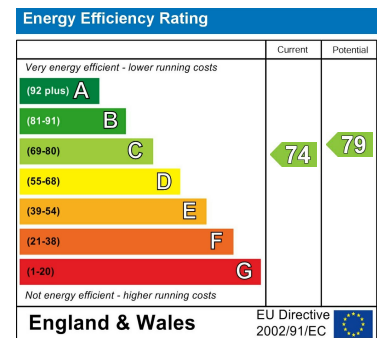
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Floor Plan

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