

Town & Country

Estate & Letting Agents



43 Hammonds Place, Gobowen, SY11 3PA

Offers In The Region Of £200,000

Town and Country are delighted to bring to the market in the popular area of Hammonds Place, Gobowen, this delightful semi-detached house which presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms and an open plan reception space, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and inviting, ensuring a comfortable living experience. The surrounding area of Gobowen offers a friendly community atmosphere, with local amenities and transport/ rail links nearby, making it an ideal location for those who appreciate both a village location and convenience. With its appealing features and prime location, it is certainly worth considering for your next move.

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 and follow the road around to the right where the house will be identified by our board.

Accommodation Comprises

Hallway



The property is accessed by a covered porch through a part glazed door to the front of the property in to the hallway. The hallway has a tiled floor, understairs storage cupboard and stairs to the first floor with doors to all bedrooms. A door leads through to the kitchen.

Kitchen/ Dining Room 19'1" x 11'8" (5.82m x 3.56m)



The Kitchen/dining room comprises a range of base and wall mounted units with worktop and upstands over, 1 1/2 bowl ceramic sink and drainer with mixer tap over, two electric ovens, chimney style extractor fan, stainless steel splash back, breakfast bar, space for an American fridge, integrated dishwasher, spotlighting, tiled flooring and a radiator. An archway leads through to the lounge and French doors provide access to the conservatory.

Additional Image



Additional Image



Lounge 12'9" x 10'5" (3.91m x 3.18m)



The lounge has a window to the front aspect, inset multi fuel burning stone with a flagged hearth and a radiator.

Conservatory 7'8" x 8'8" (2.36m x 2.66m)

The conservatory has a tiled floor and glazed doors out to the rear garden.

First Floor Landing



The first floor landing has a window to the side, access to the roof space by hatch and an airing cupboard housing a Worcester gas boiler and extra shelving for storage. Doors lead to the bedrooms and the bathroom.

Shower Room



The shower room comprises a double shower cubicle with two shower heads, WC and wash hand basin on a vanity unit with a mixer tap over, aqua panelling to the walls and tiled floor, radiator and spotlights to the ceiling. Spotlights to the ceiling and two frosted windows to the rear of the property.

Bedroom Two 9'4" x 12'11" (2.85m x 3.96m)



A good sized double bedroom having a window to the rear and a radiator.

Bedroom One 9'4" x 12'11" (2.85m x 3.96m)



A second double bedroom having a window to the front and a radiator.

Bedroom Three 7'5" x 9'5" (2.28m x 2.88m)



The third bedroom has a window to the front, cabin style bed and a radiator.

To The Front

The property is accessed over a gravelled driveway with parking for several cars. There is a flower bed and gated access to the side.

Rear Gardens



The private enclosed rear garden is mainly laid to lawn with hedge boundaries, small patio area to the rear of the garden, outside tap and a brick built outhouse and separate coal store. There is a good sized covered area to the side with doors to both sides.

Additional Image



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.

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.

To Book a Viewing

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

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 A.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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

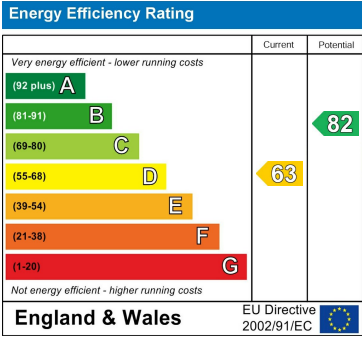
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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