Town & Country

Estate & Letting Agents









59 Hampton Road, Oswestry, SY11 1SW

Offers Over £279,950

WITH NO ONWARD CHAIN!! Located in the highly sought-after area of Hampton Road, Oswestry, this spacious detached bungalow offers great living space. The bungalow features three inviting reception rooms, providing ample space for relaxation and entertaining. Whether you wish to host family gatherings or enjoy quiet evenings, these versatile areas cater to all your needs. The property offers three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests. One of the standout features of this home is its elevated position and location, which affords a pleasant outlook yet is still very accessible to the town centre. Additionally, the property includes a well-appointed bathroom, kitchen and utility and offers parking for up to four vehicles. The gardens are well maintained and are a great place to sit and relax. In summary, this charming bungalow on Hampton Road presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. With its spacious layout, well-maintained interiors, and attractive surroundings, this property is sure to impress. Do not miss the chance to make this delightful bungalow your new home.

Directions



From Oswestry town centre up Willow Street proceed onto Welsh Walls before turning right onto Brynhafod Road. Proceed up the hill before bearing right onto Hampton Road, continue and just before the T-junction the property will be found on the right left side.

Accommodation Comprises

Porch

The side porch has outside lighting and leads to the entrance door into the property.

Hallway



The hallway has a radiator, coved ceiling, loft hatch, airing cupboard and doors leading to all the rooms.

Lounge 14'4" x 11'10" (4.37m x 3.62m)



The good sized, bright lounge has a large window to the front letting in lots of light, coved ceiling, tiled fireplace with a gas fire inset and wall lights. The lounge opens onto the dining room.

Additional Photo



Dining Room 9'4" x 8'8" (2.87m x 2.66m)



The dining room also has a large window to the front letting in lots of light, radiator, coved ceiling and a door leading into the kitchen.

Kitchen 9'10" x 9'8" (3.00m x 2.96m)



The kitchen is fitted with a range of oak fronted wall and base units with work surfaces over, double bowl sink with a mixer tap over, part tiled walls, cooker space, space for a fridge, Logic wall mounted gas fired boiler, a window to the side, a part glazed door to the utility, vinyl flooring and two built in cupboards off with shelving.

Additional Photo



Utility 10'5" x 4'5" (3.18m x 1.37m)

The utility has a quarry tiled floor, glazed doors to the front and rear, sink unit and plumbing for a washing machine.

Family Bathroom



The bathroom is fitted with a modern suite comprising a panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin on a vanity unit, fully tiled walls and floor, a window to the side, extractor fan and a heated towel rail.

Bedroom Two 11'10" x 9'10" (3.63m x 3.00m)



The second double bedroom has a window to the rear, radiator and a coved ceiling.

Bedroom Three 8'10" x 7'10" (2.70m x 2.40m)



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

Bedroom One 10'5" x 9'10" (3.19m x 3.00m)



The first double bedroom has a radiator, fitted wardrobes with sliding doors and mirror, coved ceiling and patio doors leading to the garden room.

Garden Room 11'11" x 8'7" (3.65m x 2.63m)



The good sized garden room can be used all year round and has a log burning stove, quarry tiled floor, wall lights, radiator, windows to all sides and a part glazed door leading out to the rear garden.

To The Front





To the front of the property there is a driveway leading to the car port and the garage. The gardens are shrubbed and a pathway leads around to the side of the property.

Garage



The garage has an up and over door, power and lighting and a personal door to the rear. The carport provides a further covered area over the side door.

Rear Gardens



The good sized rear garden has a lawned area and two paved patios ideal for relaxing and sitting out. The garden is fully enclosed by fence panelling making it ideal for children and pets. There are three garden shed providing great storage.

Additional Photo



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 C.

Services

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

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

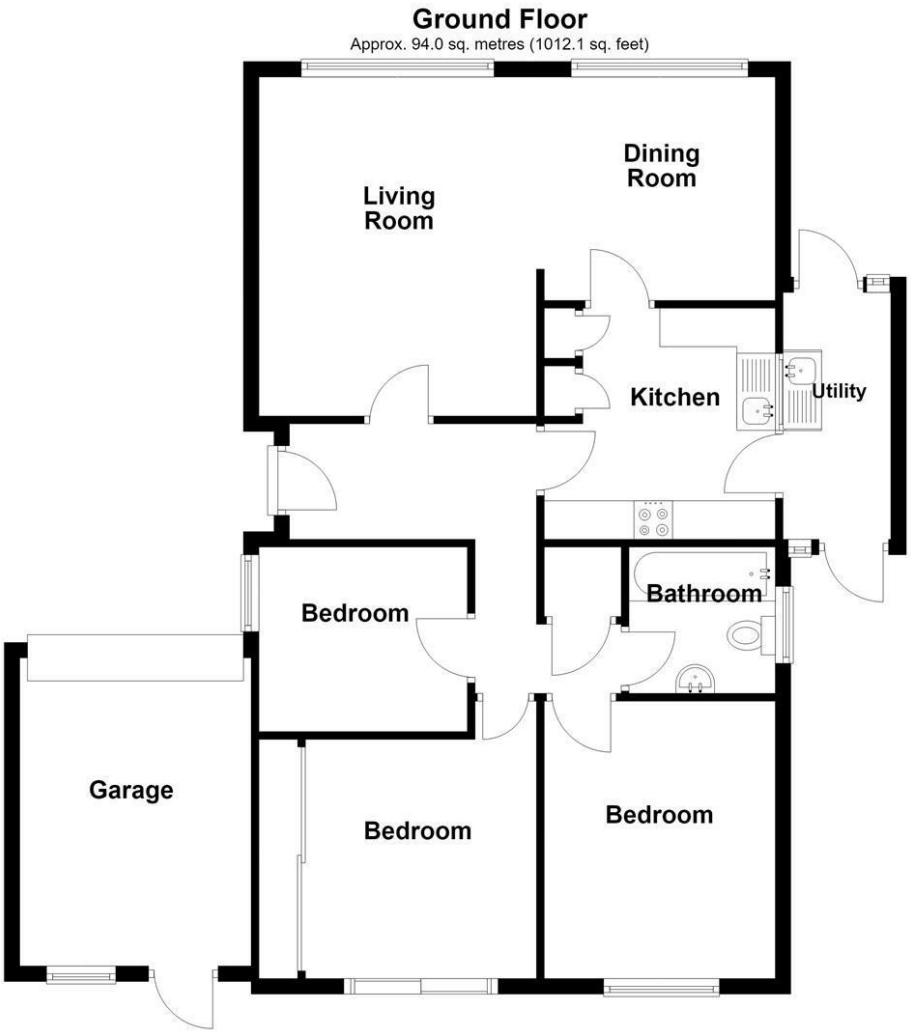
Hours Of Business

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

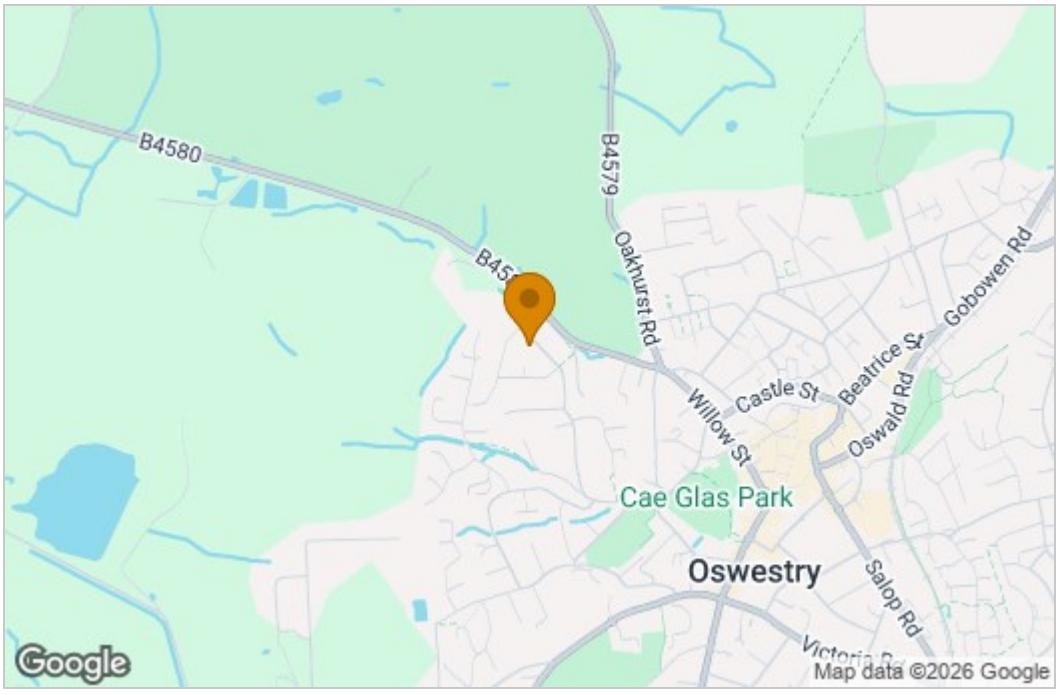
Additional Information

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.

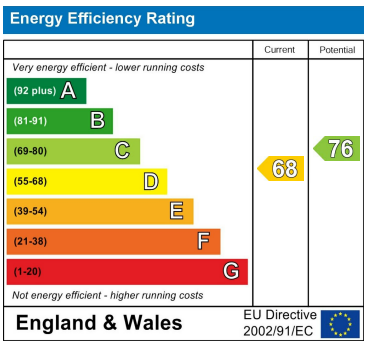
Floor Plan



Area Map



Energy Efficiency Graph



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 firms 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