Town & Country

Estate & Letting Agents









1 Hampton Fields, Oswestry, SY11 1TL

Offers In The Region Of £337,950

In the charming area of Hampton Fields, Oswestry, this delightful detached bungalow offers a perfect blend of comfort and convenience. The property boasts a well-thought-out layout, featuring three spacious bedrooms that provide ample space for relaxation and rest. The single reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings at home.

With its single-storey design, this home is particularly appealing for those who prefer to avoid stairs, ensuring accessibility for all ages. The surrounding area of Oswestry is known for its friendly community and offers a range of local amenities, including shops, schools, and parks, all within easy reach.

This bungalow presents a fantastic opportunity for anyone looking to settle in a serene environment while still being close to the conveniences of town life. Whether you are a first-time buyer, a family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your new home.

Directions

Accommodation Comprises

Hallway



Accessed through a door to the front of the property into a welcoming entrance hallway with doors leading to all principal rooms, a useful linen cupboard and access to a dedicated boiler cupboard. The boiler cupboard houses the Worcester boiler, there is also access to the loft hatch, with a radiator also situated within.

Additional Photo



Lounge 21'7" x 12'10" (6.58m x 3.93m)



Light and inviting reception room featuring a front-facing window, French doors opening onto the rear garden and a part-glazed door providing access to the hallway. A characterful brick fireplace with inset electric fire creates an attractive focal point.

Additional Photo



Additional Photo



Conservatory 19'3" x 5'7" (5.89m x 1.72m)



Tiled flooring, radiator and a door providing direct access to the side garden. Further door leading into the kitchen.

Kitchen 8'3" x 9'8" (2.51m x 2.95m)



Well-equipped kitchen featuring a glazed door and window providing access and views into the conservatory. A range of wall and base units with worktops over incorporates a sink with mixer tap and drainer. There is space for a fridge, together with space and plumbing for a washing machine and tumble dryer, plus provision for an electric oven with extractor hood over. Part-tiled walls and a tiled floor complete the room.

Additional Photo



Bedroom Two 9'1" x 11'9" (2.78m x 3.60m)



This room has a window to the front and a radiator.

Bedroom One 9'8" x 11'11" (2.95m x 3.65m)



This spacious room has a window to the front and a radiator.

Bedroom Three 5'7" x 9'8" (1.70m x 2.95m)



Bedroom three has a window to the front and a radiator.

Bathroom



Spacious shower room featuring a large walk-in shower, rear-facing window, WC and wash hand basin with mixer tap. Fully tiled walls and tiled flooring, complemented by a heated towel rail.

To the Front





A well-established front garden is laid with a range of mature shrubs and trees, with a pathway leading to the front entrance. A generous driveway provides ample off-road parking and leads to the double garage. Gated side access leads around to the rear garden.

To the Rear



Paved pathway extending around the property, with a patio area providing an ideal space for outdoor seating and entertaining. The garden is fully enclosed by panel fencing with established hedge boundaries. Steps lead up to a lawned area, with additional side space incorporating a greenhouse.

Garages



Double garage with two up-and-over doors, benefiting from power and lighting.

Additional Photo





Services

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

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 and we believe the property to be in Band D.

To Book a Viewing

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

Hours Of Business

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

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

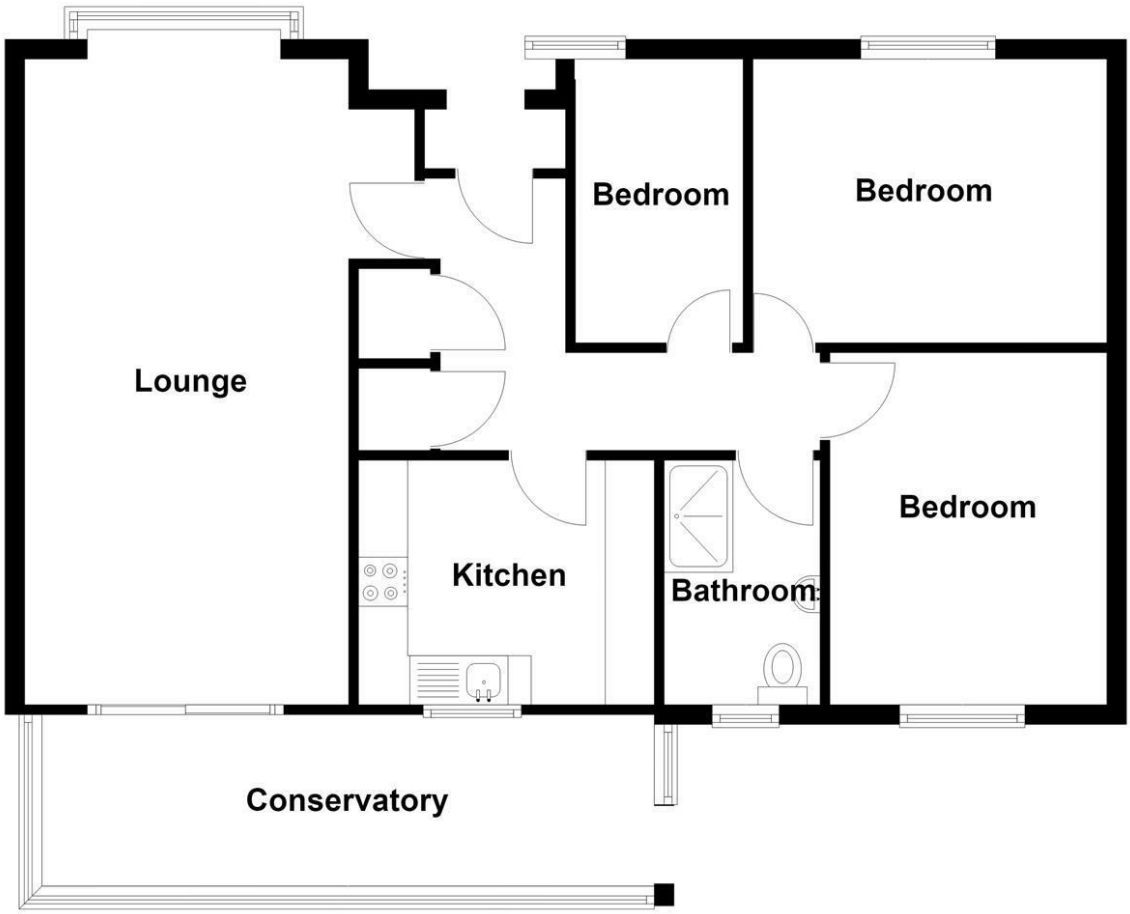
Money Laundering Regulatory Checks

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.

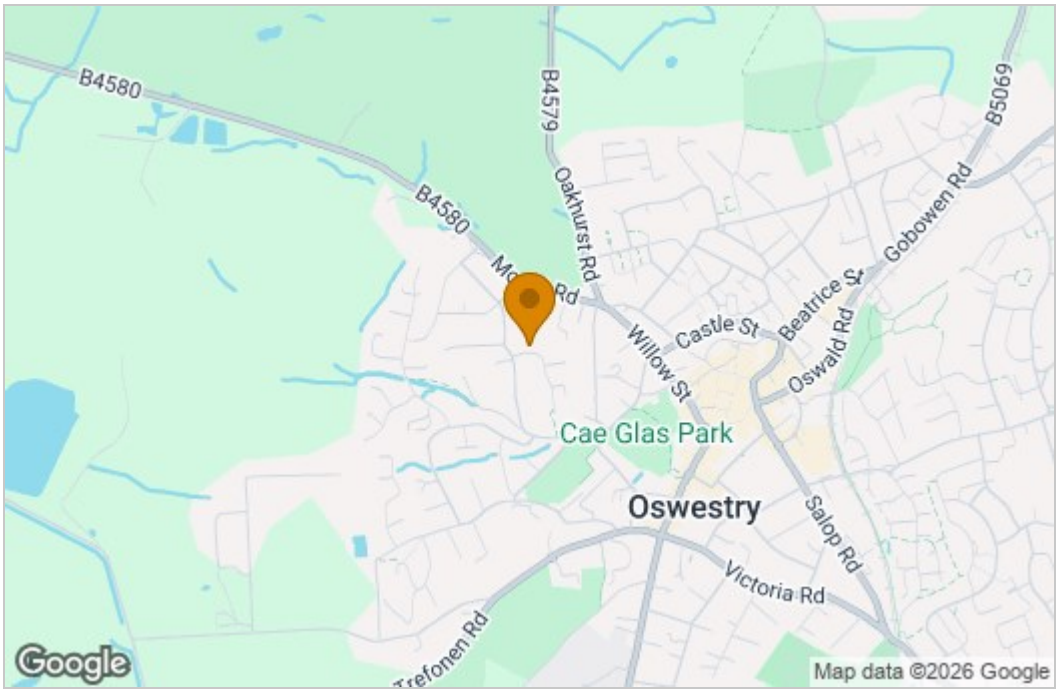
Floor Plan

Ground Floor

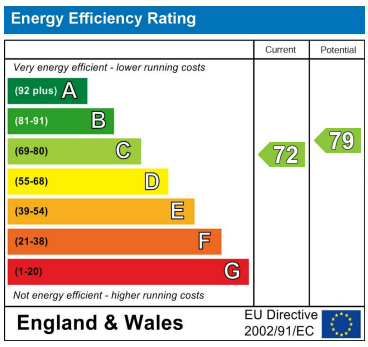
Approx. 83.1 sq. metres (895.0 sq. feet)



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.

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