

Town & Country

Estate & Letting Agents



3 Lawford Gardens, Oswestry, SY11 3GX

Offers In The Region Of £212,500

Town and Country Oswestry offer this well maintained three storey family home with four bedrooms located on a popular residential development on the outskirts of Gobowen. The property is set over three floors and has well presented, bright, spacious rooms along with rear gardens and allocated parking spaces. All amenities are close at hand including a railway station giving great access to larger towns and cities.

Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. Before the village please take the first exit onto the Wats Meadow Development. Take the 1st right onto the brick paved road where the house is situated on the left identified by our for sale board.

Accommodation Comprises

Hallway

Having a radiator, dado rail, part glazed door to the front, stairs leading to the first floor and doors leading to the kitchen, lounge and the cloakroom.

Cloakroom

Having a radiator, low level w.c., wash hand basin and an extractor fan.

Kitchen 10'8" x 7'7" (3.26m x 2.33m)



The kitchen is fitted with a range of base and wall units with contrasting work surfaces over, electric double oven, gas hob, chimney style extractor fan, plumbing for a washing machine and slimline dishwasher, stainless steel single drainer sink with a mixer tap over, wood flooring, wall mounted gas fired boiler, space for a fridge, under unit lighting and a radiator.

Lounge 4.33m x 3.79m



Having wood flooring, a window to the rear, French doors out onto the rear garden, under stairs cupboard and two radiators.

Additional Photo



First Floor Landing

With a radiator, stairs leading to the second floor and doors leading to the bedrooms and the bathroom.

Bedroom One 11'4" x 10'5" (3.47m x 3.20m)



A good sized double bedroom having a window to the rear, built in double wardrobe, tv point and a door leading to the en suite.

En Suite



The en suite is fitted with a shower cubicle with mains powered shower, wash hand basin, low level w.c., vinyl flooring and an extractor fan.

Bedroom Two 10'10" x 7'8" (3.31m x 2.34m)



With a window to the front, built in wardrobe and a radiator.

Family Bathroom



The family bathroom is fitted with a panel bath with a mixer tap and shower head, low level w.c., wash hand basin, radiator, shaver point, a window to the front, vinyl flooring, extractor fan and part tiled walls.

Second Floor Landing

The second floor landing gives access to the top floor bedrooms.

Bedroom Three 11'0" x 9'11" (3.36m x 3.04m)



Having a window to the front, radiator and built in storage.

Bedroom Four 14'1" max x 7'3" (4.31m max x 2.23m)



Having a velux window to the rear and a radiator.

To The Outside



To the front of the property there is a graveled and paved garden with outside tap. There are also two allocated parking spaces.

Rear Gardens



The enclosed rear garden has a patio with artificial grass lawns, summerhouse with adjoining shed and covered store all enclosed by fence panelling. The Summerhouse is also to be included within the sale.

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 B

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 5.30pm

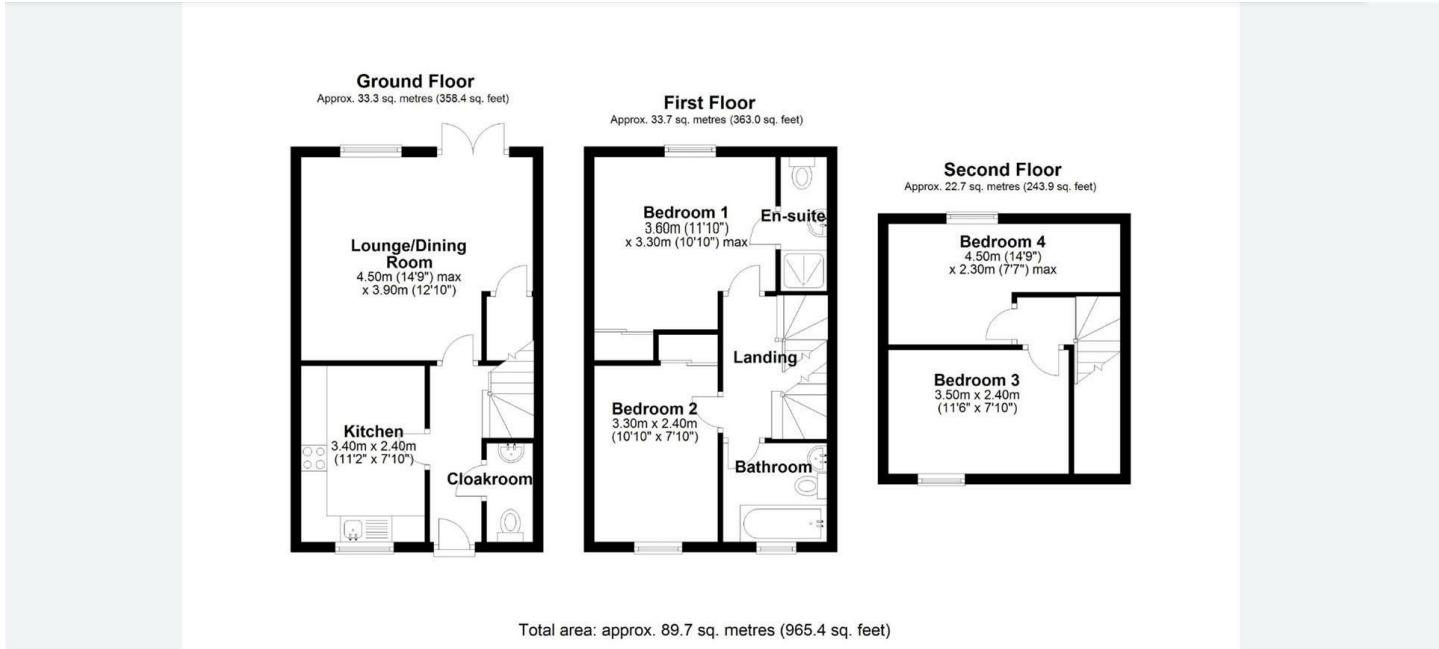
Saturday: 9.00am to 4.00pm

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 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.

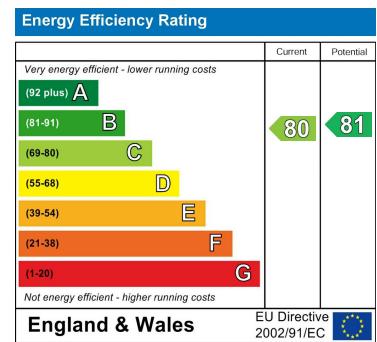
Floor Plan



Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk