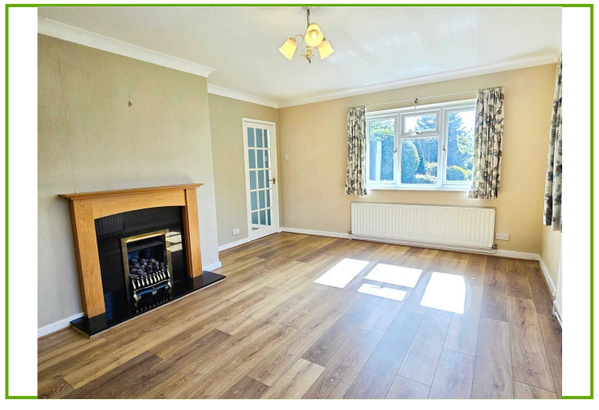
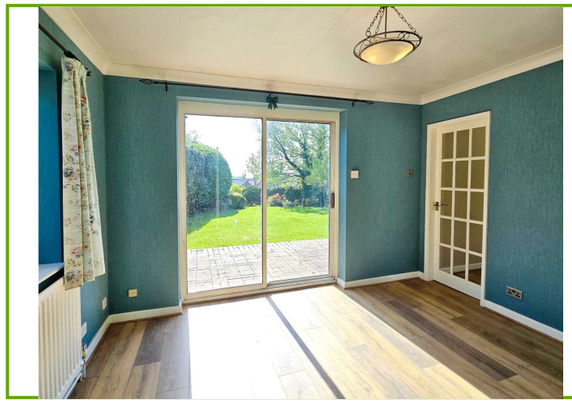


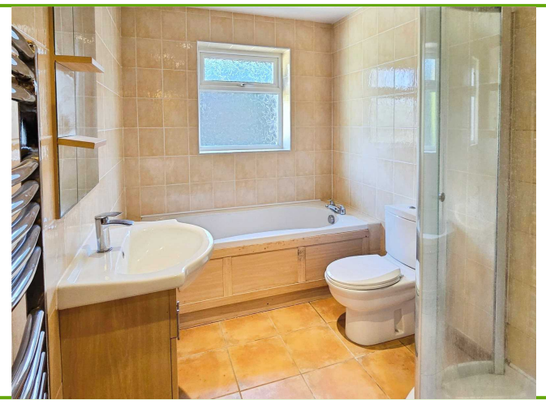














Rocklea, Station Road, Pant,
Oswestry, Shropshire, SY10

Asking Price: £300,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Rocklea, Station Road, Pant, Oswestry, Shropshire, SY10

Asking Price: £300,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: G
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

NO CHAIN - Close to the heart of the village, this spacious 3 bedroom detached bungalow enjoys large corner plot gardens, 2 reception rooms and useful utility and boot room. In addition there is a garage, oil fired radiator central heating and double glazing.

Description
This detached bungalow is "for sale" in a popular village near Oswestry, offering three spacious bedrooms and generous outdoor space, including large corner plot gardens and a single garage. It will appeal to both families and retirees looking for village living within easy reach of town amenities.

Inside, the property provides two reception rooms, giving flexibility for a sitting room and separate dining or family area. There is a kitchen and useful utility & boot rooms, ideal for storing coats, shoes and outdoor gear. The bedroom layout includes two double bedrooms with built in wardrobes, plus a further large single bedroom, making it suitable for guests, children or a home office. The bathroom includes a separate shower.

Location
Pant is a popular village with a primary school, public house, village hall and shop.

Directions
From Oswestry take the Welshpool road , passing through Llynclys and into Pant. Take the 3rd left turn onto Station Road and the property will be found shortly on the left.
What 3 Words: VIOLINST.PREP.VALLEY

Entrance Hall

Living Room
16'9" x 12'10" (5.1m x 3.9m)

Dining Room
11'10" x 10'11" (3.6m x 3.33m)

Kitchen
11'10" x 10'10" (3.6m x 3.3m)
Built in double oven & hob.

Utility Room
8'6" x 5'11" (2.6m x 1.8m)

Inner Hall

Bedroom 1
12'10" x 10'6" (3.9m x 3.2m)
Built in double wardrobe.

Bedroom 2
12'6" x 9'10" (3.8m x 3m)
Built in double wardrobe.

Bedroom 3
9'6" x 8'2" (2.9m x 2.5m)

Bath/Shower Room
Comprising WC, wash basin, bath, shower cubicle.

Garage
17'9" x 9'4" (5.4m x 2.84m)

Boot Room

Outside

Front Garden

Rear Garden

Agents Note

Shropshire Council - Council Tax Band D
The property is Freehold

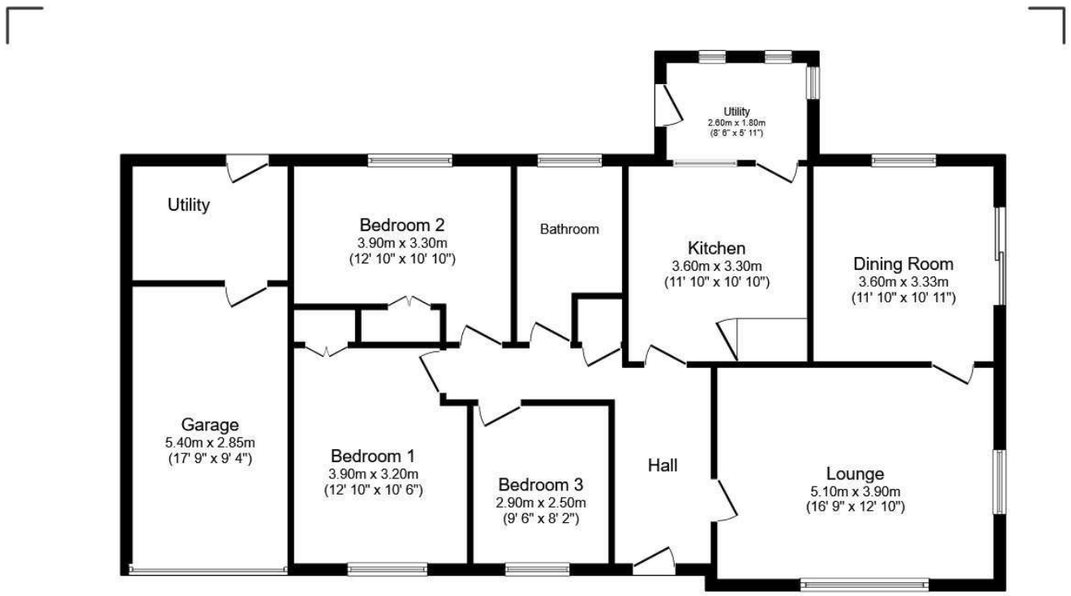
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Floor Plan

Total floor area: 122.3 sq.m. (1,317 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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