The Paddocks Old Chirk Road Gobowen
SY11 3LA

MONKS

2 Bedroom Bungalow - Semi Detached
£825 PCM

The features

- TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE AND CONSERVATORY
- TWO BEDROOMS AND BATHROOM
- ENCLOSED GOOD SIZED REAR GARDEN
- ENERGY PERFORMANCE RATING
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN AND UTILITY ROOM
- DRIVEWAY AND GARAGE WITH PARKING
- VIEWINGS ESSENTIAL

***** NEATLY PRESENTED TWO BEDROOM BUNGALOW *****

An opportunity to rent this well presented two bedroom bungalow recently decorated and re fitted with carpets, perfect for investors or those looking to downsize.

Occupying an enviable position in the heart of Gobowen having ease of access to a wealth of amenities on hand and transport links including railway station and the A5/ M54 motorway network.

Briefly comprising of entrance porch and hallway, lounge, conservatory, kitchen, utility, two bedrooms and bathroom.

Having benefit of gas central heating, driveway and garage with off road parking and enclosed rear garden.

Early interest advised

Property details

LOCATION
The property occupies an enviable position within this popular village is ideally situated in Gobowen on the outskirts of Oswestry and is convenient to local bus and train transport. The A5 road is one mile distance away and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest. Gobowen has a number of facilities including the Robert Jones and Agnes Hunt Orthopaedic Hospital, convenience store, post office, public houses, primary school and main line railway.

ENTRANCE
Entrance door leads into porch, further door leading into

ENTRANCE HALLWAY
Access to loft space. Radiator, doors leading off,

LOUNGE
With sliding doors to the rear aspect leading into the Conservatory. Feature electric fire with surround and hearth. Radiator.

CONSERVATORY
Being of brick base and sealed unit, door leading into the rear garden. Radiator.

KITCHEN
Fitted with. Range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink and integrated oven/ grill with inset four ring hob and extractor hood over. Further range of wall mounted units, vinyl flooring, bow window to the rear aspect and door leading into,

UTILITY/ HALLWAY
Tiled flooring, door leading into the Garage and further door leading to the rear garden.

BEDROOM 1
With window to the front aspect. Radiator, door opening to storage cupboard with fitted shelves and housing gas fired boiler.

BEDROOM 2
With window to the front aspect. Radiator.

BATHROOM
With window to the side aspect and suite comprising of panelled bath with tiled surround, shower cubicle and vanity unit housing concealed wc and wash hand basin. Radiator.

GARAGE
With up and over door to the front aspect, door to the rear leading into the hallway.

OUTSIDE
To the front of the property there is ample parking to two vehicles, flower border with established shrubs.

The rear garden is largely laid with lawn, paved pathway leads to the bottom of the garden where there is an access gate. Enclosed with fencing and hedges.

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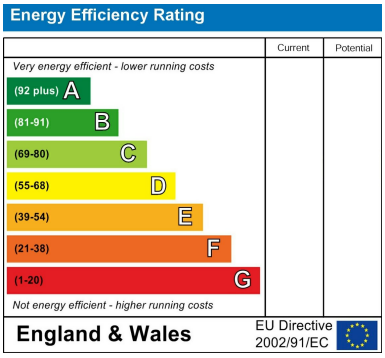

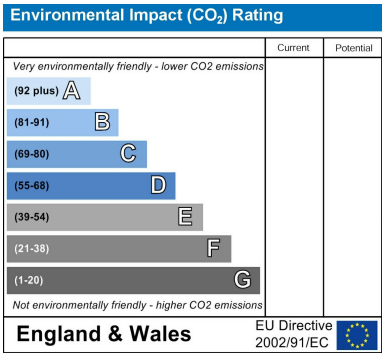

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HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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