





11 Maplehurst Drive, Oswestry, SY11 1JQ
Offers In The Region Of £200,000

Being offered for sale with no onward chain. This two bedroom detached bungalow is in a quiet cul-de-sac location on the outskirts of Oswestry town. The property has double glazing, gas central heating, garage, driveway and enclosed rear gardens. The accommodation comprises a kitchen, lounge/ dining room, two bedrooms and a wet room.



LOCATION

Located on the outskirts of Oswestry town centre. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5.

HALL

Having a part glazed door to the side, loft hatch, radiator and doors through to the Kitchen and Lounge.

LIVING ROOM

16'2 x 10'7 (4.93m x 3.23m)

Featuring a gas fire on a marble hearth with a wood surround, dado rail, patio doors through to the rear garden, TV point and radiator. A door leads through to the inner hall.

KITCHEN

9 x 7'1 (2.74m x 2.16m)

The Kitchen comprises of base and wall units with worktops over, display cabinet, stainless steel single bowl sink, vinyl flooring, partly tiled walls, Worcester gas boiler and a window to the rear. Pantry off with shelving. The owner is happy to include the oven and fridge/freezer.

INNER HALL

Having doors to the bedrooms and the Wet Room.

BEDROOM ONE

10'7 x 9'5 (3.23m x 2.87m)

A double bedroom with bow window to the front and radiator.

BEDROOM TWO

7'7 x 9'1 (2.31m x 2.77m)

Having a window to the front and radiator.

BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

The wet room has a W/C, wash hand basin, shower area with Mira electric shower. Having part tiled walls, sealed floor, window to the side, radiator and extractor fan.

EXTERNAL**GARAGE**

19'11 x 9'10 (6.07m x 3.00m)

Single detached garage with up and over door opening onto the driveway and pedestrian door to the side. Power and lighting.

GARDEN

The enclosed rear garden has a patio, lawned and shrubbed gardens with gated side access and fence panelling to the boundaries.

To the front there is a lawned garden with a driveway at the side for several cars leading to the garage.

AGENT NOTE**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 12 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

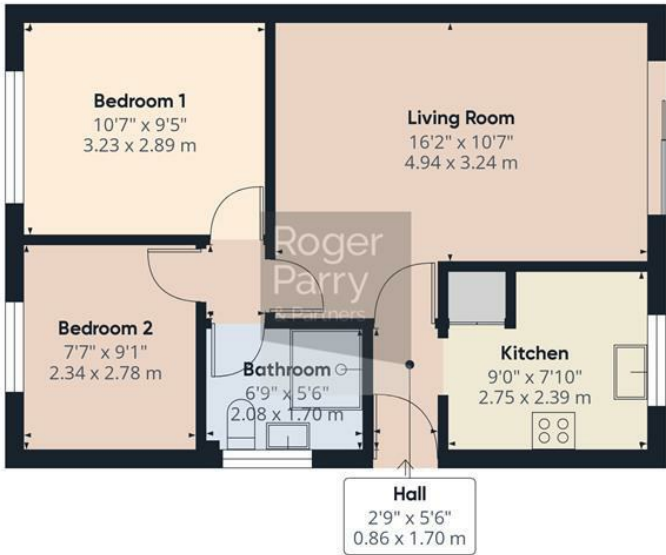
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

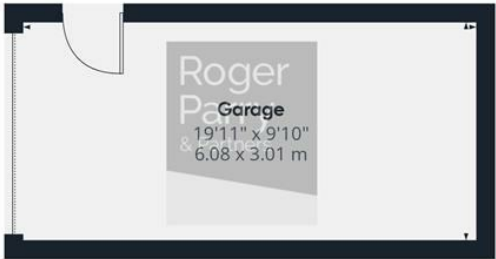
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2



Approximate total area⁽¹⁾
1204.26 ft²
111.88 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Head out of town onto Beatrice Street then follow the road round onto Gobowen Road, taking the last right turn onto Whittington Road. Continue down, taking the 3rd right onto Maplehurst Drive where the bungalow will be on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.