Town & Country

Estate & Letting Agents

4 Lawford Gardens, Gobowen, SY11 3GX

Offers In The Region Of £265,000

Located in the charming area of Lawford Gardens, Gobowen, this delightful detached bungalow offers a perfect blend of modern living and comfort. Built in 2014, this modern property spans an impressive 678 square feet and features two spacious double bedrooms, making it an ideal home for couples or small families. As you enter, you are welcomed into a bright and airy reception room that provides a warm and inviting atmosphere. The modern kitchen is well-equipped, allowing for effortless meal preparation and entertaining. The contemporary bathroom complements the stylish design of the home, ensuring convenience and comfort. One of the great features of this property is the enclosed rear garden, providing a private outdoor space perfect for relaxation or family gatherings. Additionally, the bungalow offers parking for two vehicles, a valuable asset in this popular location. Situated in a vibrant community, residents will find a range of amenities close at hand, enhancing the appeal of this lovely home. Whether you are looking to enjoy the tranquillity of suburban life or the convenience of nearby facilities, this bungalow is a wonderful choice. With its modern features and prime location, it presents an excellent opportunity for those seeking a comfortable and stylish living space in Gobowen.

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 and bear around to the right where the property will be identified by our For sale board on the right hand side.

Accommodation Comprises

Hallway

The property is accessed via a door to the front with side panel into the hallway with two built in cupboards/ cloaks, access to the loft space via hatch with light switch located on the wall and radiator. Doors leading to all rooms and double doors into the lounge.

Kitchen 9'1" x 8'3" (2.77m x 2.53m)

The modern kitchen comprises a range of wall and base units in a cream gloss style with worktops over and pull out table, single bowl sink and drainer with mixer tap over, Whirlpool oven with a 4 ring gas hob over and chimney extractor fan, integrated fridge/freezer and plumbing for a washing machine, a window to the front, tiled floor and tiled splashbacks. Under unit lighting.

Lounge/ Dining Room 19'6" x 10'8" (5.96m x 3.26m)

This spacious room has a window to the rear and patio doors out into the rear garden. Two radiators, TV point and wall mounted electric fire.

Additional Photograph

Shower Room

The shower room comprises a corner shower cubicle with mains shower, wash hand basin with mixer tap over and WC. Extractor fan, a window to the front and shaver point.

Bedroom Two 10'0" x 9'1" (3.07m x 2.78m)

The second double bedroom has a window to the front and radiator.

Bedroom One 13'1" x 10'8" (3.99m x 3.27m)

The first good sized double bedroom has a window to the rear, radiator and mirrored built in wardrobes.

To The Outside

The property benefits from two parking spaces to the front. A canopy porch over the front door with lighting leads to the property.

Rear Gardens

The rear of the property is mainly laid to artificial

lawn with a patio area and fully enclosed by panel fencing. There is a garden shed and storage area behind with gated access to the front of the property.

Additional Photograph

Additional Photograph

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.

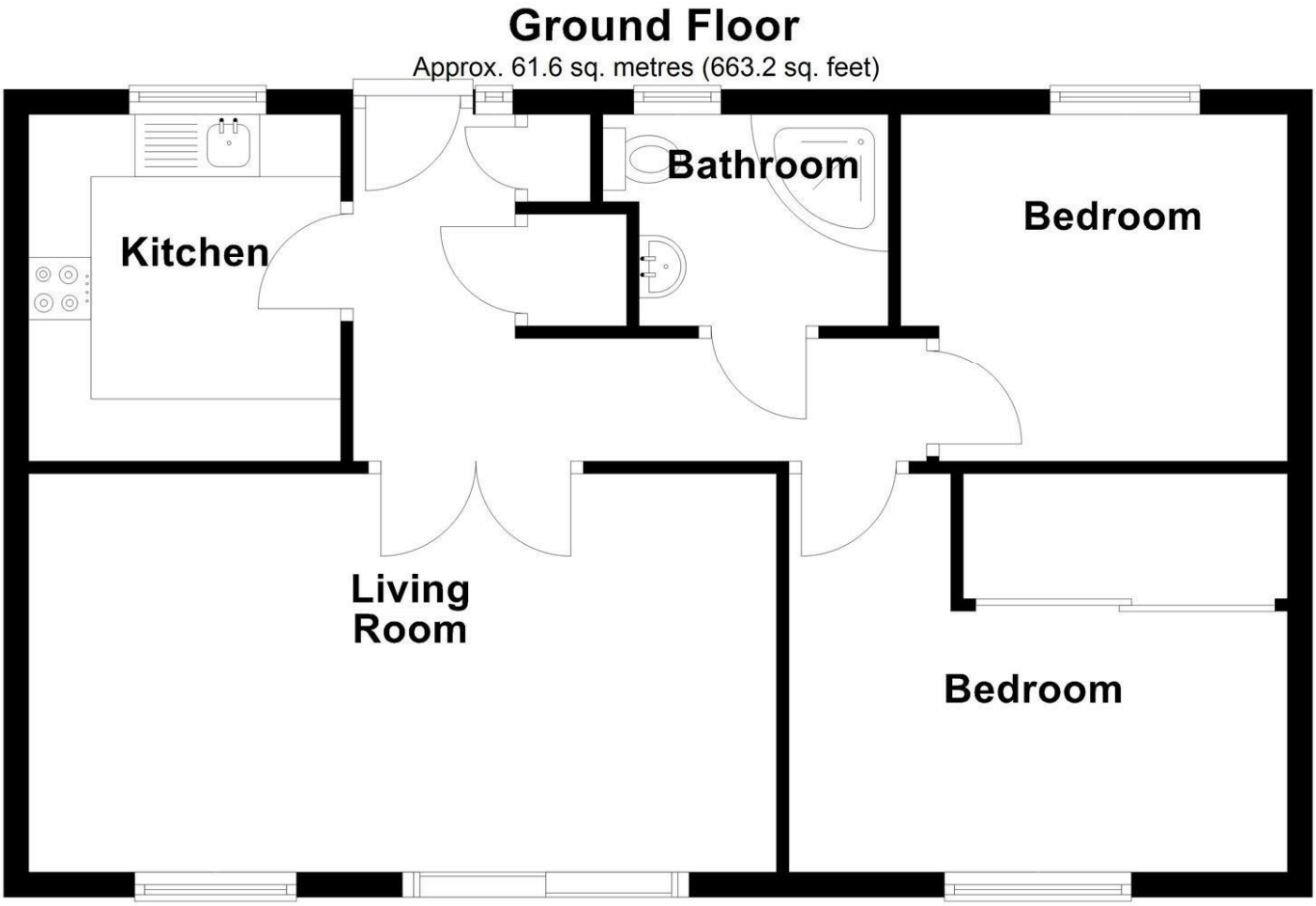
Hours Of Business

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

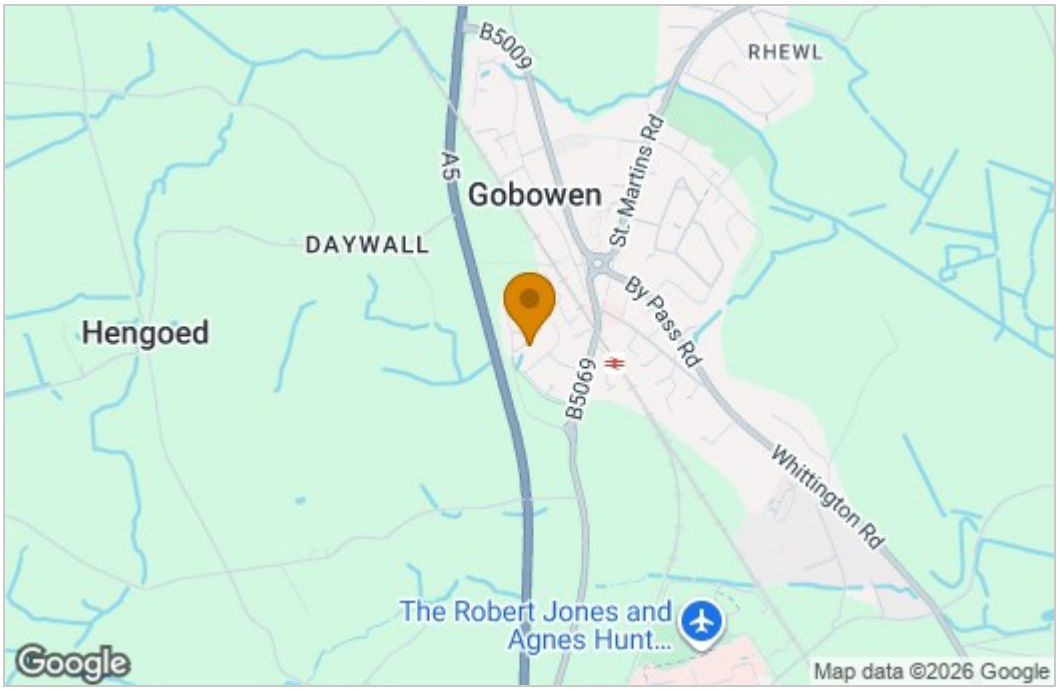
Additional Information

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 most 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.

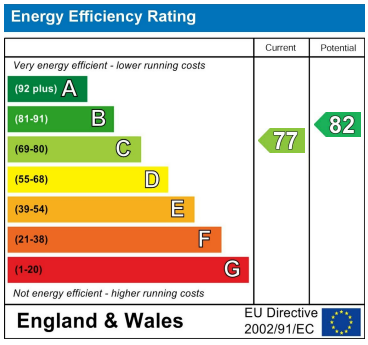
Floor Plan



Area Map



Energy Efficiency Graph



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