



Hammonds Place, Gobowen, Oswestry, Shropshire    **£99,950**











## Hammonds Place, Gobowen, Oswestry, Shropshire

**£99,950**

### Property Description

EDGE OF VILLAGE LOCATION - REAR VIEWS - GARAGE - THREE DOUBLE BEDROOMS - LARGE REAR GARDEN This extended family home comprises: Entrance Hall; Living Room; Kitchen; Utility Room / WC; Bedroom; First Floor: Two Bedrooms; Bathroom; Outside: Drive; Garage; Outbuilding; Lawned Rear Garden. EPC grade D.

### Our View

This extended family home is situated in an edge of village location and enjoys rear views over farmland. The property further benefits from a garage, three double bedrooms, gas fired radiator central heating and double glazing.

### Location

Gobowen is a popular village with a range of local facilities, including a railway station, public house, convenience store and post office. Further shopping and leisure facilities are available in nearby Oswestry.

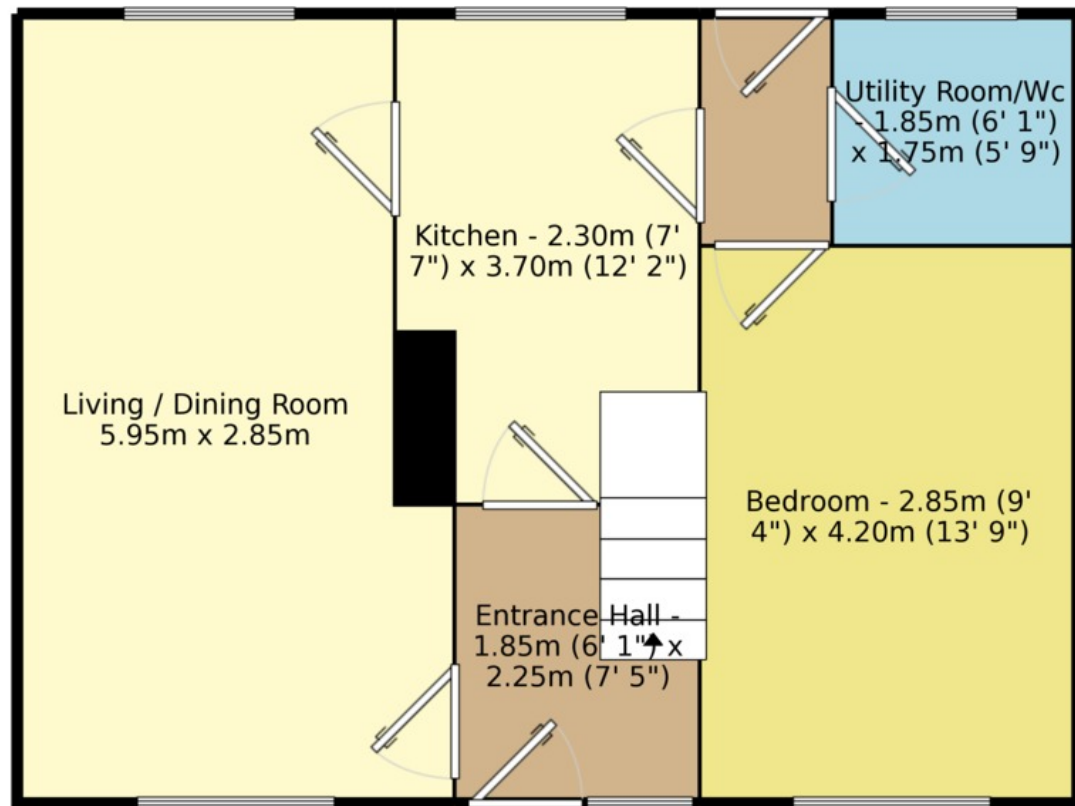


**EPC Grade D**

**For full EPC please contact the branch**

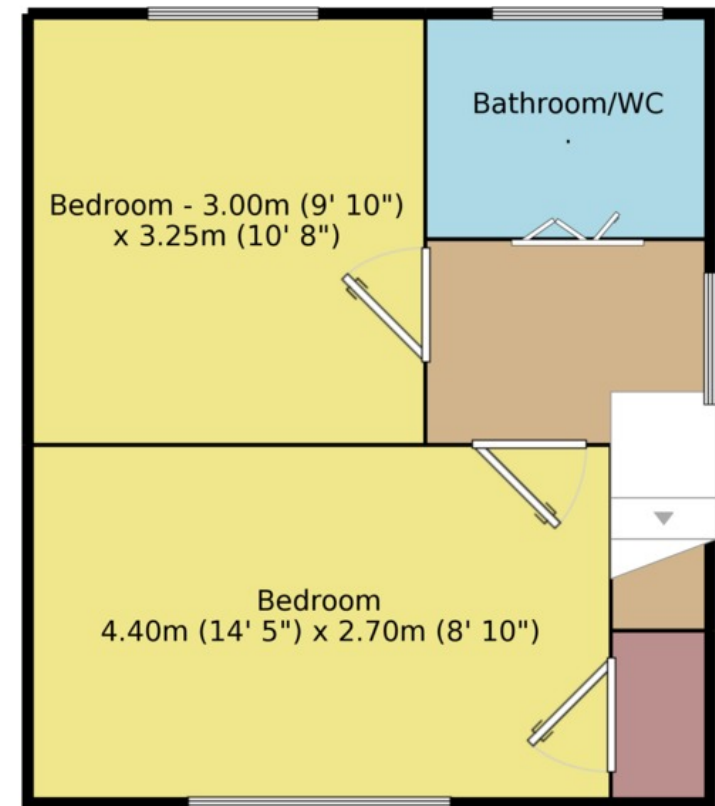
## Ground Floor

Floor Size: 47.6 m<sup>2</sup>, 512.4 ft<sup>2</sup>



## First Floor

Floor Size: 30.6 m<sup>2</sup>, 329.8 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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