



Offers in the Region of £295,000

39 Jasmine Gardens, Oswestry, SY11 1UA

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 3 Bedrooms

 1 Bathroom

# 39 Jasmine Gardens, Oswestry, SY11 1UA



## General Remarks

A recently renovated three bedroom detached house situated in a popular residential area within the town of Oswestry. The property has been fully modernised to create a contemporary family home benefiting from a brand new fitted kitchen, Bathroom suite and Boiler together with full redecoration and flooring. Externally the garden has a large decking area and terraced gardens with views over the surrounding town. The property also benefits from an integral garage and ample off road parking.

**Location:** The property is situated in a convenient location on the edge of the busy market town of Oswestry, within walking distance of the town centre together with the old Hill Fort and surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access from the property on to the A5/A483 provides direct routes to the town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

## Accommodation

The property is constructed of brick under a pitched tiled roof with a uPVC door into:

**Hallway:** With stairs to first floor, tiled floor and radiator.

**Cloakroom:** With recently fitted low level flush WC, corner wash hand basin. Tiled floor and partly tiled surround, extractor fan.

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Your home may be repossessed if you do not keep up repayments on your mortgage

**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Lounge:** 16' 5" x 11' 11" (5.00m x 3.64m) With laminate flooring, spotlights to ceiling, radiator and archway into:

**Dining Room:** 10' 1" x 9' 5" (3.08m x 2.86m) With continuation of laminate flooring, spotlights to ceiling, radiator, uPVC sliding doors to rear garden.

**Kitchen:** 10' 1" x 9' 0" (3.08m x 2.74m) Brand new fitted kitchen with matt grey base cupboards and matching eye level wall cupboards. Timber worktop above and tiled surround. Sink and drainer with mixer tap over. Integrated fan assisted electric oven/grill, 4-ring induction hob with stainless steel extractor hood

above. Integrated fridge, space and plumbing for washing machine. Tiled floor, uPVC door to rear garden, spotlights to ceiling.

Stairs off Hall to:

**First Floor Landing:** With access to roof space, fitted airing cupboard housing hot water cylinder.

**Bedroom 1:** 12' 2" x 11' 11" (3.70m x 3.64m)  
Radiator.

**Bedroom 2:** 14' 4" x 9' 5" (4.38m x 2.87m) max.  
Radiator.

**Bedroom 3:** 10' 8" x 8' 11" (3.24m x 2.73m) max.  
Radiator, fitted storage cupboard.





**Bathroom:** 6' 9" x 6' 5" (2.07m x 1.96m) Newly fitted bathroom suite comprising of a 'P' shaped bath with direct feed shower above and shower screen. Low level flush WC, wash hand basin with vanity cupboard below. Heated towel rail, fully tiled floor and surround, spotlights to ceiling.

**Garage:** 17' 1" x 8' 7" (5.21m x 2.62m) With up and over door to the front and pedestrian door to rear.

**Boiler/Storage Cupboard:** Situated off a covered porch to the rear of the Garage and Housing a newly fitted Ariston gas fired boiler.

**Gardens:** To the rear the property has an elevated garden offering views over the town. A recently constructed decking area offers an ideal outdoor entertainment area, while the remaining garden will be laid to lawns. To the front is a lawned garden with a tarmacadam driveway leading to the garage providing off-road parking.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Services:** We are informed the property is connected to mains electricity, gas, water and drainage. Central heating is gas fired.

**Council Tax:** Council Tax Band 'C'

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Rating:** To be assessed

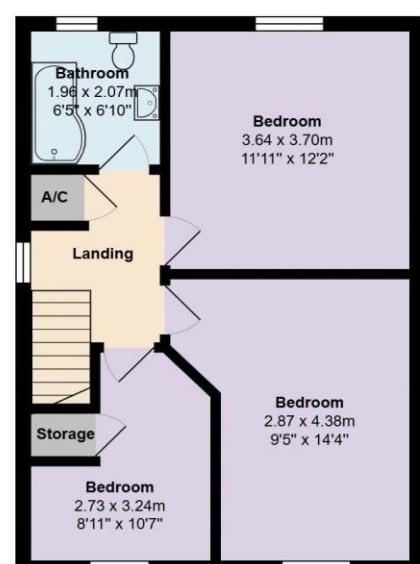
**Directions:** From Oswestry town centre proceed up Willow Street to the first crossroads at which turn right onto Castle Street. Continue before bearing left onto Beatrice Street. Continue through the traffic lights at the crossroads continuing onto Gobowen Road. Take the left turn onto Jasmine Gardens and follow the main estate road around and the property will be located on the left hand side.



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Ground Floor



First Floor

Total Area: 96.4 m<sup>2</sup> ... 1037 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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