



65 The Ridings, Gains Park, Shrewsbury, Shropshire, SY3 5ET

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**Offers In The Region Of £149,995**

Viewing: strictly by appointment through the agent

A deceptively spacious, improved and beautifully presented one double bedroom terrace house with private parking and attractive gardens. The property is conveniently located on the west side of Shrewsbury close to the Royal Shrewsbury Hospital, Shrewsbury bypass linking up with the M54 Motorway Network and many local amenities that Bicton Heath has to offer. The property also lends itself to having good access to the town centre with all of its major amenities. The property would be an ideal purchase for a number of potential buyers and internal inspection is highly recommended for the property to be fully appreciated.

The accommodation briefly comprises:- Lounge/diner, modern re-fitted kitchen, first floor landing, double bedroom, re-fitted bathroom, low maintenance private enclosed gardens, allocated car parking space, gas fired central heating, upvc double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with canopy over gives access to:

**Lounge/diner**

13'0" x 12'5"max

Having wood effect flooring, two UPVC double glazed windows, TV aerial point.

Arch from lounge/diner gives access to:

**Modern kitchen**

13'0" x 3'10"

Which comprises a modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ stainless steel sink with mixer tap over, space for appliances, upvc double glazed window, built-in oven with four ring electric hob, useful under-stairs storage cupboard.

From lounge/diner stairs rise to:

**First floor landing**

Having loft access and doors giving access to: Bedroom and re-fitted bathroom.

**Bedroom**

10'6" x 10'1"

Having with UPVC double glazed window to the front, dado rail, store cupboard housing gas fired central heating boiler, large built-in wardrobe.

**Re-fitted bathroom**

Having white suite comprising: panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, upvc double glazed window, vinyl floor covering.

**Outside**

There is gated access which leads to a secluded, pleasant and attractive garden that comprises gravelled area, paved patio section, outside cold tap,

timber garden shed. The gardens are fully enclosed. Nearby there is a private allocated car parking space.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND A**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

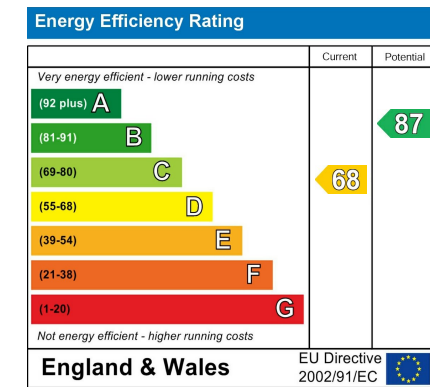
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

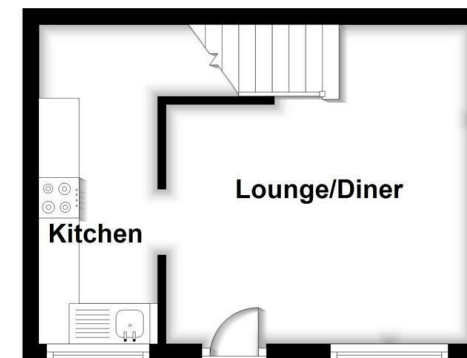
**Disclaimer**

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

**Ground Floor**



**First Floor**

