HOLLAND BROADBRIDGE





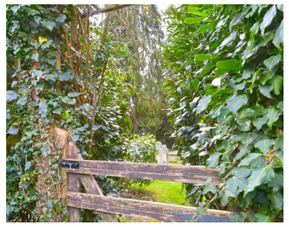














The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

30 London Road, Shrewsbury, Shropshire, SY2 6NU

www.hbshrop.co.uk






Offers In The Region Of £280,000

Viewing: strictly by appointment through the agent

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t: **01743 357000**
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Offers In The Region Of

£280,000

Offered for sale with NO UPWARD CHAIN, this attractive and deceptively spacious three-bedroom period mid-terrace house provides neatly presented and particularly well-proportioned living accommodation throughout. The property is situated in a highly desirable residential location, within close proximity to highly regarded schools, excellent local amenities, Shrewsbury town centre, and the local bypass providing convenient access to the M54 motorway network. Early viewing is highly recommended by the agent. The accommodation briefly comprises of the following: Reception hallway, lounge, separate dining room, walk-in pantry style store, kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and rear gardens, part double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

Reception hallway
Having radiator, wood effect flooring, under stairs recess with shelved store cupboard.

Part glazed door from reception hallway gives access to:

Lounge
12'6 x 10'7
Having glazed sash window to front, radiator, wood effect flooring,

Arch with feature inset beam and part glazed door from reception gives access to:

Dining room
13'11 x 11'4
Having wood effect flooring, open fire with brick style hearth and timber mantle, display shelving, radiator, coving to ceiling.

From dining room doorway gives access to:

Walk-in pantry style understairs store
Having space for upright fridge freezer.

Doorway from dining room gives access to:

Kitchen/breakfast room
13'2 x 8'9
Having eye level and base units with built -in cupboards and drawers, fitted wooden worktops with inset ceramic sink drainer unit with mixer tap over, two UPVC double glazed windows, wall mounted gas fired central heating boiler, part glazed door giving access to rear of property, space for appliances (plumbing for a washing machine point), tiled splash surrounds.

From reception hallway stairs rise to:

First floor landing
Having loft access. Doors then give access to: Three bedrooms and bathroom.

Bedroom one
11'5 x 9'6 excluding recess
Having UPVC double glazed window to rear, radiator, airing cupboard, fitted double wardrobe, exposed wooden flooring.

Bedroom two
12'7 x7'5 max into recess reducing down to 5'9
Having glazed sash window to front, radiator, painted exposed wooden flooring, built-in wardrobe.

Bedroom three
9'5 x 6'5 excluding recess
Having glazed window to front, exposed painted wooden flooring.

Bathroom
Comprises: timber style panel bath with electric shower and glazed shower screen to side, pedestal wash hand basin, low flush WC, UPVC double glazed window to rear, vinyl floor covering, radiator.

Outside
To the front of the property there is a small pathway giving access to front door with mature shrubs and bushes.

Rear gardens
The rear gardens of the property comprise: Decked area, crazy paved pathway, inset shrubs, garden pond, timber gardens shed (with electric supply), pedestrian rights of way is given to the rear of the garden for neighbouring property's. The gardens are enclosed either sides with brick walling and fencing.

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.

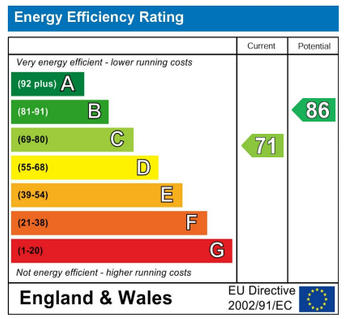
COUNCIL TAX BAND B

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

