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:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
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

39 The Paddocks, Gains Park, Shrewsbury, Shropshire, SY3 5ER

www.hbshrop.co.uk



Offers In The Region Of £120,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

39 The Paddocks, Gains Park, Shrewsbury, Shropshire, SY3 5ER

Offers In The Region Of

£120,000

A deceptively spacious and particularly well proportioned one double bedroom mid terrace house. The property is situated within this popular residential location serviced by excellent local amenities some of which include Co-op supermarket, convenient store, pharmacy, takeaway outlets, schooling and a regular bus service to the Shrewsbury town centre. This property will appeal to many buyers including first time / investment and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Hallway area, lounge, separate dining room, kitchen, first floor gallery bedroom, shower room, partial gas fired central heating, UPVC double glazing, popular and highly convenient residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement PVC door gives access to:

Hallway area
access is then given to:

Lounge
12'2 x 8'10 excluding staircase recess
Having UPVC double glazed window to front, free standing Dimplex coal effect electric heater and under stairs recess area. Wooden framed glazed door from lounge gives access to:

Dining room
8'5 x 6'5
Having UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens of property, under stairs storage cupboard and radiator.

Arch from dining room gives access to:

Kitchen
8'5 x 5'3
Having eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, free standing cooker with four ring gas hob, free standing washing machine, vinyl floor covering, tiled splash surrounds and UPVC double double glazed window to rear.

From hallway area stairs rise to:

Gallery bedroom
11'10 x 7'9
Having two roof windows, radiator, loft access, wardrobe with fitted shelving and Worcester gas fired central heating boiler. Door from gallery bedroom gives access to:

Shower room
Having tiled shower cubicle, pedestal wash hand basin, low flush wc, UPVC double glazed window to rear and vinyl floor covering.

Outside
To the front of the property there is a low maintenance paved front garden with paved steps leading to front door. The rear gardens offer a South Westerly facing aspect and comprise: Paved patio with matching pathway, low maintenance stone section, lawned garden, timber garden shed and the rear gardens are enclosed by fencing and has a gated pedestrian access leading to a residents carpark where there is allocated parking for the property.

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.

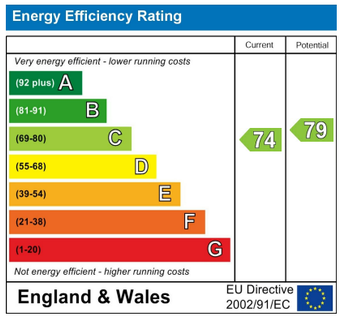
COUNCIL TAX BAND - A

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.

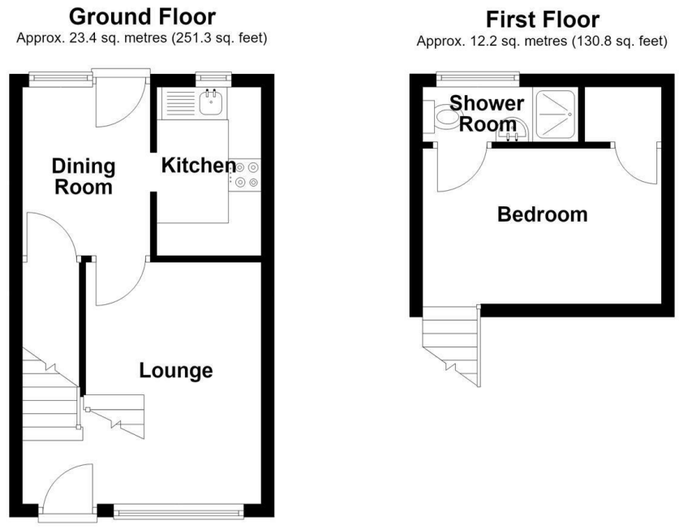
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 35.5 sq. metres (382.1 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.