



5 Christchurch Drive, Bayston Hill, Shrewsbury, SY3 0PT

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Offers in the region of £195,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A rare opportunity has arisen to acquire this deceptively spacious, two double bedroom detached bungalow with front and rear gardens, a generous driveway and a detached brick-built garage. The bungalow would benefit from some general modernisation / improvement allowing any potential prospective purchaser(s) to improve the property in their own particularly style. The bungalow is situated within the heart of the village of Bayston Hill, which is a popular residential location within walking distance of a variety of excellent local amenities, being close to the local by-pass linking up to the M54 motorway network, the Meole Brace retail park and the Shrewsbury town centre. Viewing is recommended by the selling agent for the bungalow's potential to be fully appreciated.

Accommodation:

Reception hallway, lounge, kitchen / diner, two double bedrooms, re fitted bathroom, separate wc, front and rear enclosed gardens, generous driveway, detached brick-built garage, upvc double glazing, gas fired central heating, no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door with upvc double glazed window to the side gives access to:

Reception hallway:

Having radiator, loft access, telephone point. Door from hallway gives access to:

Lounge:

16'3 x 10'10 (4.95m x 3.30m)
Having upvc double glazed window to the front, radiator, coving to ceiling. Door from lounge and reception hallway gives access to:

Kitchen / diner:

16'3 max reducing 13'0 min x 9'6 excl recess (4.95m max reducing 3.96m min x 2.90m excl recess)
The kitchen / diner comprises: A range of eye level and base units with built-in cupboards and drawers, integrated oven, a range of fitted wooden style work tops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, space for further appliances, wall-mounted gas fired combination boiler, upvc double glazed window overlooking the rear garden, upvc double glazed door giving access to the side of property and driveway, vinyl tiled effect flooring, four separate

walk-in, part shelved, integrated useful store cupboards, radiator.

From reception hallway doors give access to two double bedrooms, re fitted bathroom and separate wc.

Bedroom one:

11'9 x 10'11 (3.58m x 3.33m)
Having upvc double glazed window overlooking the rear garden, a range of bedroom furniture including wardrobes, chest of drawers, eye level store cupboards, radiator, coving to ceiling.

Bedroom two:

10'11 x 10'11 (3.33m x 3.33m)
Having upvc double glazed window to the front, radiator, coving to ceiling.

Re fitted bathroom:

Having a white suite comprising: A panelled bath with mixer shower over with glazed shower screen to side, wash hand basin with mixer tap over, store cupboard below, radiator, wall-mounted mirror fronted bathroom cabinet, upvc double glazed window to the rear.

Separate wc:

Having low flush wc, radiator, upvc double glazed window to the rear.

Outside:

To the front of the property there is a lawned garden with inset shrubs. A paved pathway gives access to the front door. To the side of the garden there is a generous concrete driveway with timber twin gates which then gives access to a detached brick built garage. A wrought iron gate in between the house and garage then leads to the bungalows rear garden having paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed, outside cold tap. The rear garden is enclosed by fencing.

Detached brick built garage:

16'11 x 9'7 (5.16m x 2.92m)
Having an up and over door, fitted power and light.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

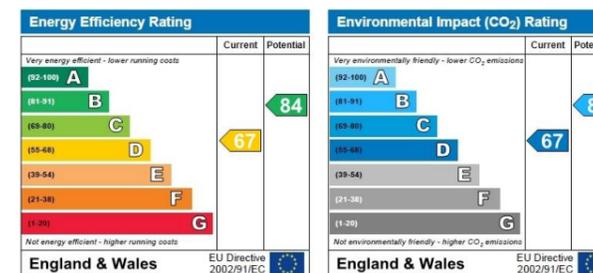
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

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



FLOOR PLANS

