



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

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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.
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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.



Offers in the region of £139,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Recently renovated, deceptively spacious and well presented, is this two bedroom mid terrace, cottage style property, offered for sale with no upward chain. The property is nearby to a variety of local amenities, popular schooling, the Royal Shrewsbury Hospital and the local by-pass linking up to the M54 motorway network. Viewing comes highly recommended by the selling agent.

Accommodation:

Entrance hallway, lounge / diner, re fitted kitchen, first floor landing, two good sized bedrooms, re fitted bathroom, front and rear enclosed gardens, allocated car parking space, double glazing, gas fired central heating, brand new carpets throughout and combi boiler, no upward chain.

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

Canopy over:

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

Hallway:

Having brand new fitted carpet, radiator. Door from hallway gives access to:

Lounge / diner:

14'1 x 12'11 (4.29m x 3.94m)
Having upvc double glazed french doors giving access to the rear garden with upvc double glazed window to either side, brand new fitted carpet, radiator, television aerial point.

Door from hallway gives access to:

Re fitted kitchen:

8'5 x 6'7 (2.57m x 2.01m)
Having a range of eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset stainless steel sink drainer unit with mixer tap over (space for appliances), vinyl wood effect flooring, tiled splash surrounds, upvc double glazed window to the front, radiator.

From hallway stairs with brand new fitted carpet gives access to:

First floor landing:

Having loft access. Doors from first floor landing give access to both bedrooms and re fitted bathroom.

Bedroom one:

12'11 x 8'10 (3.94m x 2.69m)
Having upvc double glazed window to the rear, radiator, brand new fitted carpet, wardrobe with fitted hanging rail.

Bedroom two:

9'10 x 8'0 (3.00m x 2.44m)
Having upvc double glazed window to the front, radiator, cupboard housing gas fired combination boiler, brand new fitted carpet.

Re fitted bathroom:

Having a three piece white suite comprising: Panelled bath with shower attachment of taps, pedestal wash hand basin with mixer tap over, low flush wc, tiled splash surround, radiator, wood effect vinyl floor covering, extractor fan to ceiling.

Outside:

To the front of the property, paved pathway gives access to front door with a low maintenance front garden. The rear garden is of particular good sized and comprises: A paved patio area, lawned garden, borders with a variety of shrubs, plants and bushes. The garden is enclosed by fencing. To the right hand side of the terrace is a residents car park where the vendor informs us there is one allocated car parking space.

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

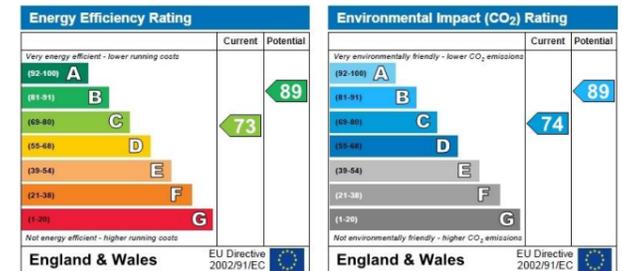
will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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

