

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.

Offered for sale with NO UPWARD CHAIN and occupying a particularly secluded position, this is a deceptively spacious, improved and well presented three double bedroom mid-terrace house. The property is located within Gains Park, a popular and convenient residential location, close proximity to good local amenities some of which include: Local Co-op supermarket, reputable schooling, takeaway outlets and the Royal Shrewsbury Hospital. The local by pass is also readily accessible from the property as is the medieval town Centre of Shrewsbury. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, attractive refitted kitchen, first floor landing, three double bedrooms, refitted bathroom, landscaped low maintenance front and rear enclosed gardens, allocated car parking space in a nearby residences car park, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having vinyl wood effect flooring, useful under-stairs storage cupboard. Wooden framed glazed door from entrance hallway gives access to:

L shaped lounge /dining

18'7" x 10'2" max reducing down to 7'2 min
Having wood effect vinyl floor covering, two radiators, two UPVC double glazed windows overlooking the rear garden, metal framed double glazed sliding patio doors leading out on to the rear gardens. Wooden framed glazed door from lounge/diner gives access to:

Refitted kitchen

7'9 x 6'11
Having attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy, fitted worktops with inset stainless steel sink drainer with mixer tap over, UPVC double glazed window to front, wall mounted IDEAL gas fired combination boiler, space for appliances.

From lounge/diner stairs rise with UPVC double glazed window to front to:

First floor landing

Having loft access.

Doors from first floor landing then give access to:
Three double bedrooms and refitted bathroom.

Bedroom one

13'6" x 7'8
Having UPVC double glazed window, radiator, access to loft storage, recess spotlights to ceiling.

Bedroom two

10'2" x 8'4"
Having UPVC double glazed window to rear, radiator, useful built-in storage cupboard

Bedroom three

9'11" x 7'3
Having UPVC double glazed window to the rear, radiator.

Refitted bathroom

Having a three piece modern suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, wood effect vinyl floor covering, UPVC double glazed window, heated chrome style towel rail, extractor fan to ceiling, shaver point.

Outside

To the front of the property there is a low maintenance paved patio. To the rear of the property there is pleasing low maintenance garden having paved sun terrace, artificial lawn garden, raised beds with inset shrubs. The rear gardens offer good levels of privacy and are enclosed by fencing and mature hedging.

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.

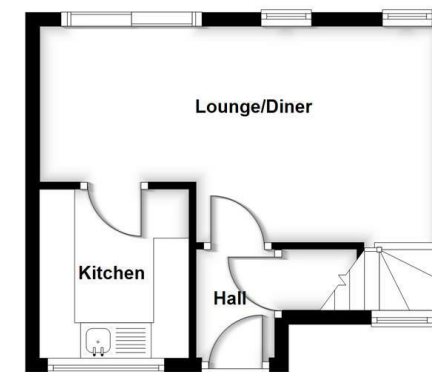
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

