



10 Fernlea Croft, Gains Park, Shrewsbury, SY3 5DS

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Offers in the region of £137,500

Viewing: strictly by appointment through the agent

Holland Broadbridge

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A particularly spacious and well-proportioned, two bedroom, modern, end of terrace house which boasts a re-fitted kitchen, upvc double glazed conservatory, low maintenance front and rear gardens and one allocated car parking space. The property is within walking distance of an excellent variety of local amenities, The Oxon C of E Infants and Junior School and The Royal Shrewsbury Hospital. Easy access is also gained to the medieval town centre of Shrewsbury and local by-pass which links up to the M54 motorway network. Viewing is recommended.

Accommodation

Entrance hallway, lounge / diner, re-fitted kitchen, upvc double glazed conservatory, first floor landing, two bedrooms, bathroom, low maintenance front and rear enclosed gardens, double glazing, gas fired central heating, allocated car parking space.

Part glazed upvc double glazed entrance door gives access to:

Hallway

Having tiled floor, telephone point, under stairs store recess. Door from hallway gives access to:

Re-Fitted Kitchen

6'10 x 6'6 (2.08m x 1.98m)
Having a range of white eye-level and base units with built in cupboards and drawers, fitted worktops with inset four ring electric hob and oven, fitted wooden-style worktops with inset sink drainer unit with mixer tap over, wall-mounted Worcester gas fired central heating boiler, space for appliances, upvc double glazed window to front, tiled floor, radiator.

From hallway door gives access to:

Lounge / Diner

18'7 x 10'1 max (5.66m x 3.07m max)
Having coving to ceiling, radiator, two upvc double glazed windows. Sliding patio door then gives access to:

UPVC Double Glazed Conservatory

9'10 x 7'3 (3.00m x 2.21m)

Having brick base, range of upvc double glaze windows with fitted shutters, tilt and slide upvc double glazed door gives access to rear gardens, radiator.

From lounge / diner stairs rise to:

First Floor Landing

Having upvc double glazed window to front, loft access, coving to ceiling. From first floor landing doors give access to both bedrooms and bathroom.

Bedroom One

10'6 x 8'6 (3.20m x 2.59m)
Having upvc double glazed window, overlooking rear gardens. Radiator, two store cupboard, tv aerial point.

Bedroom Two

9'11 x 7'1 (3.02m x 2.16m)
Having upvc double glazed window to rear. Radiator, coving to ceiling.

Bathroom

Having a white suite comprising panel bath with electric shower over, low flush wc, wash hand basin, part tiled to walls, upvc double glazed window to front, heated chrome-style towel rail.

Outside

To the front of the property there is a paved pathway which gives access to front door with a stoned, low maintenance frontage. Gated access to the side of the property then leads to the property's rear gardens which comprise: paved patio area, raised brick beds with inset shrubs, timber garden sheds, decked area, the gardens are enclosed by fencing. In the nearby residents car park 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.

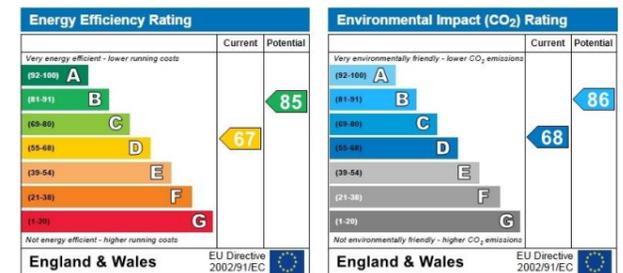
Mortgage Services

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

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



FLOOR PLANS

