



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

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**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.
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**50% Shared Ownership £75,000**

Viewing: strictly by appointment through the agent



Occupying a pleasant position within this popular residential location, this is a spacious, improved and well proportioned three bedroom mid terraced house available on a 50% shared ownership basis with Homes Plus Housing. The property is situated within this convenient residential location within walking distance to local amenities, the Oxon CE Primary School and has good access to the Royal Shrewsbury Hospital and local by-pass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, lounge/diner, re-fitted kitchen, first floor landing, three bedrooms, modern re-fitted bathroom, front and rear enclosed gardens, upvc double glazing, gas fired central heating, allocated car parking space in nearby residents car park. Viewing is recommended.

The accommodation in greater detail comprises the following:

Canopy over upvc double glazed entrance door gives access to:

**Hallway**

Having upvc double glazed window, wall mounted thermostat control unit, under stairs store cupboard, radiator, wood-effect flooring.

Doorway from hallway gives access to:

**Re-Fitted Kitchen**

6'11" x 6'6"

Comprising a range of eye-level and base units with built-in cupboards and drawers, fitted worktops with inset stainless sink drainer unit with mixer tap over, glass display cabinets, built-in stainless steel oven with four ring electric hob and concealed cooker canopy over, space for appliances, upvc double glazed window to front, tiled splash surrounds, wood-effect flooring, coving to ceiling.

From hallway wooden framed glazed door gives access to:

**Lounge / Diner**

13'0" x 11'2"

Having coal effect gas fire set to a marble-style hearth with decorative fire surround, wood effect flooring, radiator, upvc double glazed sliding patio doors giving access to rear gardens, coving to ceiling.

From hallway stairs rise to:

**First Floor Landing**

Having loft access,

Doors then give access to all bedrooms and re-fitted bathroom.

**Bedroom One**

10'0" x 9'6"

Having two upvc double glazed windows to front, radiator, coving to ceiling, over stairs store cupboard housing Worcester gas fired central heating boiler.

**Bedroom Two**

11'3" x 7'2"

Having upvc double glazed window to rear, radiator, secondary loft access.

**Bedroom Three**

8'3" x 7'1"

Having upvc double glazed window to rear, radiator.

**Re-fitted Bathroom**

Having a white suite comprising panel bath with shower attachment off taps, glazed folding shower screen to side, low flush wc, pedestal wash hand basin with mixer tap over, tiled to walls, upvc double glazed window to rear.

**Outside**

To the front of the property there is a lawn garden with paved path giving access to front door. To the rear there is an enclosed garden comprising, paved patio area, raised decked section, lawned gardens, outside cold tap. The rear gardens are enclosed by fencing. In a 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 Leasehold. We are advised that the property is LEASEHOLD. The vendor/s have informed us these details/charges are applicable:  
Approximate Length of lease remaining is 93  
Ground rent Not applicable for this lease  
Ground rent review date and price increase As per the lease - 1st April of each financial year  
Rent to housing association INCLUDING service charge is £1,740.00 per annum or £144.00 PCM and buildings Insurance £8.33 PCM  
The above charges/lease details have 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**

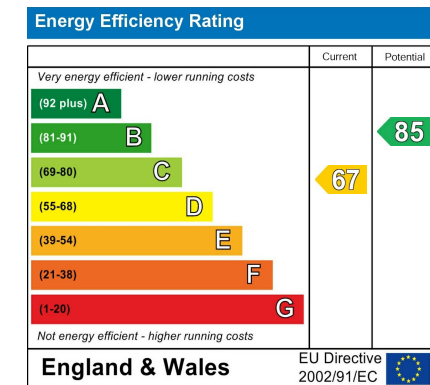
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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

**COUNCIL TAX BAND**



**FLOORPLANS**

