

16 Longacre Mews, Gains Park, Shrewsbury, SY3 5DT

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**Offers in the region of £139,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

Offering well presented improved and particularly spacious living accommodation this is a modern two double bedroom mid-terrace property which occupies a pleasant position within this popular residential location. The property is within walking distance to excellent local amenities, local schooling and The Royal Shrewsbury Hospital. Access to the local by-pass is also readily accessible to the property as is the medieval town centre of Shrewsbury. Viewing is recommended.

#### Accommodation

Entrance hall, lounge/diner, upvc double glazed conservatory, attractive re-fitted kitchen, first floor landing, two double bedrooms, re-fitted bathroom, front and low maintenance modern rear enclosed garden, allocated car parking space, upvc double glazing, gas fired central heating and viewing is recommended.

Upvc double glazed entrance door gives access to:

#### Entrance Hall

Having wood effect flooring, under stairs storage cupboard, wall mounted digital electric heater.

Door from hallway gives access to:

#### Re-fitted Kitchen

6'11 x 6'5 (2.11m x 1.96m)

Having replaces eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, tiled splash surround, wall mounted gas fired water heater, upvc double glazed window to front and tiled floor.

Door from hallway gives access to:

#### Lounge/Diner

18'8 x 10'1 max reducing to 8'7 (5.69m x 3.07m max reducing to 2.62m)

Having two wall mounted digital control electric heaters, living flame coal effect gas fire set to marble style hearth with matching mantle, upvc double glazed window, single glazed window, telephone point and tv aerial point. Sealed unit double glazed sliding door from lounge/diner gives access to:

#### Upvc double glazed conservatory

10'5 x 7'4 (3.18m x 2.24m)

Having brick base, range of upvc double glazed windows overlooking the properties rear gardens, upvc double glazed door giving access to rear gardens, poly carbonated roof, wood effect flooring and wall mounted digital control electric heater.

From lounge/diner stairs rise to:

#### First Floor Landing

Having upvc double glazed window and wall mounted digital controlled electric heater. Doors from first floor landing then give access to two double bedrooms and re-fitted bathroom.

#### Bedroom One

10'2 x 8'6 (3.10m x 2.59m)

Having upvc double glazed window to rear, wall mounted digital control electric heater and over stairs built-in wardrobe.

#### Bedroom Two

9'11 x 7'2 (3.02m x 2.18m)

Having upvc double glazed window to rear and wall mounted digital control electric heater.

#### Re-fitted Bathroom

Having a three piece white suite comprising panel bath with shower attachment off taps, low flush wc, pedestal wash hand basin, fully tiled to walls, wall mounted digital control electric heater, upvc double glazed window to front and tiled floor.

#### Outside

To the front of the property there is a low maintenance enclosed good sized stoned frontage with paved pathway giving access to front door. To the rear there is a modern low maintenance garden having paved patio area, artificial lawn, stoned sections, timber garden shed and rear gardens are enclosed by fencing and brick walling. Gated pedestrian access then leads to residents car park where 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

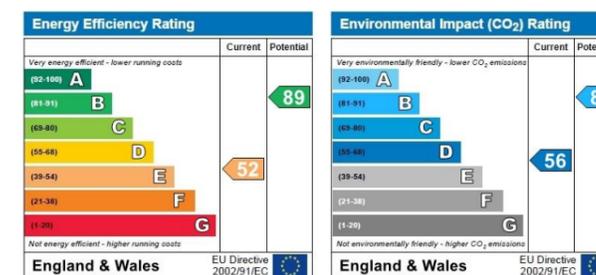
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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

