

8 Darville, New Park Farm, Shrewsbury, Shropshire, SY1 2UG

www.hbshrop.co.uk



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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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Offers In The Region Of £285,000

Viewing: strictly by appointment through the agent

A greatly enhanced, well maintained and deceptively spacious three bedroom detached bungalow which is being offered for sale with NO UPWARD CHAIN. The immaculate bungalow boasts many pleasing features some of which include: good size lounge/diner, re-fitted wet room, attractive landscaped front and rear enclosed gardens, generous driveway and detached garage. The property occupies a pleasing position within this favoured residential location close to tranquil riverside walks and within easy reach of the medieval town centre of Shrewsbury and a variety of good local amenities. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, lounge/diner, kitchen, inner hallway, three bedrooms, wet room, neatly kept front and rear enclosed gardens, generous driveway, detached brick built garage, double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

Composite double glazed entrance door gives access to:

Entrance hallway

Door then gives access to:

Lounge/diner

20'1" x 13'3"

Having upvc double glazed window to front, two radiators, dado rail, coving to ceiling, coal effect electric fire set to exposed brick style hearth with timber mantle.

Wooden framed glazed door from lounge/diner gives access to:

Kitchen

10'10" x 8'1"

Having range of base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink drainer unit with mixer tap over, upvc double glazed window to front, tiled splash surrounds, wood effect flooring, free standing appliances, upvc double glazed door giving access to side of property, radiator.

Door from lounge/diner gives access to:

Inner hallway

Having store cupboard housing gas fired central heating boiler.

Inner hallway gives access to: Three bedrooms and wet room.

Bedroom

11'7" x 10'1"

Having sealed unit double glazed to rear, radiator.

Bedroom

11'4" x 8'4"

Having sealed unit double glazed window to rear, radiator.

Bedroom

8'2" x 7'0"

Having sealed unit double glazed window to side, radiator, loft access.

Wet room

Having wall mounted electric shower, pedestal wash hand basin, low flush WC, part tiled to walls, non slip floor covering, sealed unit double glazed window to side, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a neatly kept lawned garden with inset flowers and shrubs. Paved pathway gives access to front door with outside lighting point. To the side of the property there is a generous driveway which gives access to:

Detached brick built garage

17'8" x 8'5"

Having up and over door, glazed window and part glazed pedestrian service door to side. In between the house and garage gated pedestrian access then leads to property's:

Rear gardens

Having paved patio area, lawned gardens, deep stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 64.8 sq. metres (697.5 sq. feet)