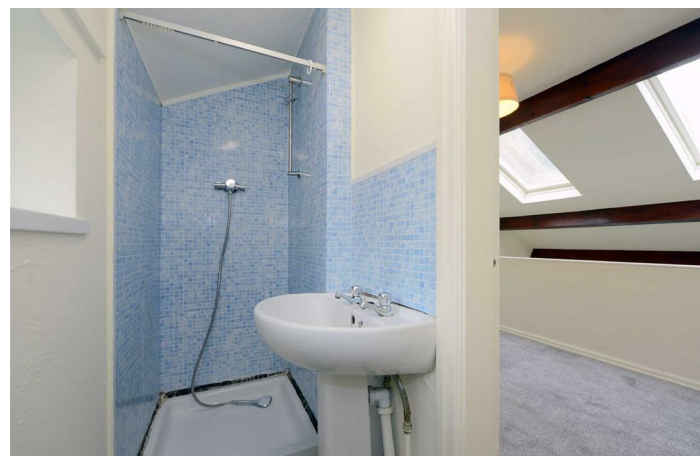
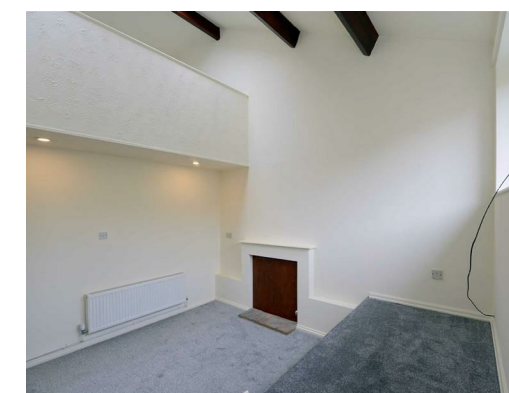




44 The Ridings, Gains Park, Shrewsbury, Shropshire, SY3 5ET

www.hbshrop.co.uk



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.

Offers In The Region Of £119,995

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position within this favoured residential location this is deceptively spacious and well presented one double bedroom gallery style mid-terrace house being offered for sale with NO UPWARD CHAIN. The property is within striking distance of the excellent local amenities and close to the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers including first time/investment. Viewing is recommended.

Full description

Occupying a particularly secluded position within this favoured residential location this is deceptively spacious and well presented one double bedroom gallery style mid-terrace house being offered for sale with NO UPWARD CHAIN. The property is within striking distance of the excellent local amenities and close to the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers including first time/investment. Viewing is recommended.

Accommodation

Hallway area, lounge, kitchen/diner, first floor landing, balcony bedroom, shower room, front and rear enclosed gardens, upvc double glazing, gas fired central heating, allocated car parking space in nearby residence car park. NO UPWARD CHAIN. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Hallway area

Having digital wall mounted heated control panel, carpeted steps then lead down to:

Lounge

12'1" max x 11'11" max
Having upvc double glazed window to front, radiator.

Door from lounge gives access to:

Kitchen/diner

11'11" x 8'5"
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink drainer unit with mixer tap over, space for appliances, tiled splash surrounds, tiled floor, two upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, radiator.

From hallway area stairs rise to:

Balcony bedroom

11'11" x 7'9"
Having two glazed roof windows, radiator, wardrobe housing gas fired central heating boiler.

Door from balcony bedroom gives access to:

Shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, upvc double glazed window to rear.

Outside

To the front of the property there is a lawned garden with paved steps giving access to front door. To the rear there is an enclosed garden which comprises: paved patio area, lawned garden, timber garden shed. In the nearby car park there is one allocated car parking space.

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

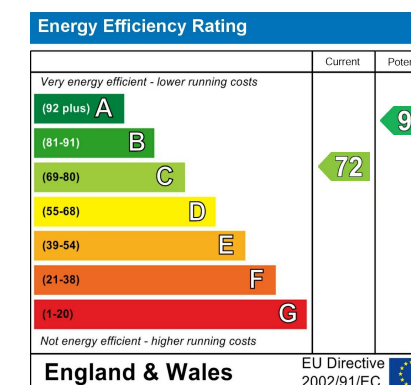
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

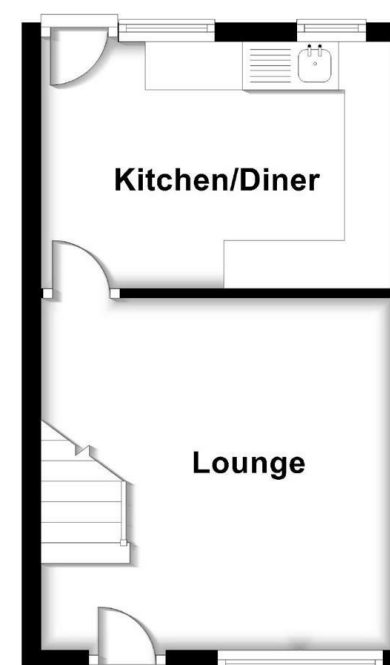
Disclaimer

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



FLOORPLANS

Ground Floor



First Floor

