



27 Longacre Mews, Gains Park, Shrewsbury, Shropshire,
SY3 5DT

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 £157,000

Viewing: strictly by appointment through the agent

Occupying a corner plot along with NO UPWARD CHAIN. This is a deceptively spacious and well presented two bedroom end of terrace house which boasts versatile living accommodation which will be suitable for a number of buyers. The property is within close proximity to a variety of excellent amenities, the Royal Shrewsbury Hospital and is well placed for easy access to the local bypass linking up to the M45 motorway network and Shrewsbury town centre.

Accommodation

Entrance hallway, lounge/diner, upvc double glazed conservatory, kitchen, , re-fitted ground floor shower room, first floor landing, bedroom, front, side and rear enclosed gardens, sealed unit double glazing, electric heating, one allocated car parking space in nearby residence car park. NO UPWARD CHAIN Viewing is recommended.

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Entrance hallway

From entrance hallway door gives access to:

Lounge/diner

15'9 x 7'10

Having coal effect gas fire, wood effect flooring, sealed unit double glazed window to side, further single glazed window looking into conservatory, night storage heater, TV aerial point.

Door from hallway gives access to:

Kitchen

8'9 x 6'7

Having eye level and base units, fitted worktops with inset sink , wall mounted gas boiler (for heating domestic hot water) tiled splash surrounds, two sealed unit double glazed windows, space for appliances.

Sliding double glazed door from lounge/diner gives access to:

Upvc double glazed conservatory

11'5 x 6'11

Having brick base, range of upvc double glazed windows overlooking the property's rear gardens, double glazed sliding patio door giving access to rear gardens.

Door from hallway gives access to:

Ground floor bedroom

8'11 x 8'9

Having sealed unit double glazed window to side, store cupboard, wall mounted electric heater.

Door from hallway gives access to:

Ground floor shower room

Having tiled shower cubicle, low flush WC, wash hand basin, vinyl tiled effect floor covering, extractor fan to ceiling.

Exposed wooden staircase from lounge/diner gives access to:

First floor landing

Having eaves storage. Door then gives access to:

Bedroom

12'5 x 11'0

Having sealed unit double glazed window to front.

Outside

To the front of the property paved pathway gives access to front door. Either side of the paved pathway are inset shrubs and lawned garden which then extends to the side of the property.

Gated side access then leads to the property's:

Attractive rear gardens

Having paved area, garden pond, glazed greenhouse, timber garden shed, variety of shrubs and plants. The gardens are enclosed by fencing. In a nearby residence carpark 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.

COUNCIL TAX BAND A

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

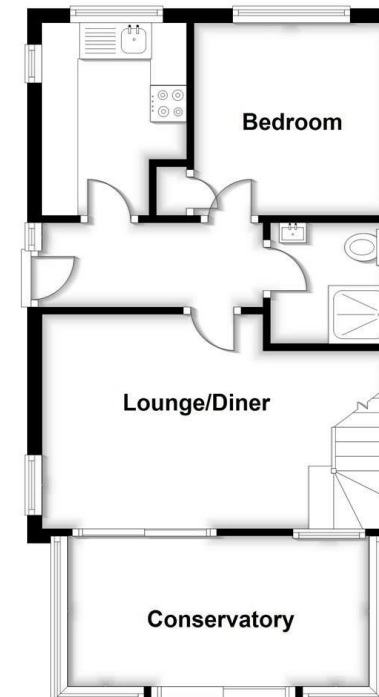
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

