



30 Lingen Close, New Park Farm, Shrewsbury, Shropshire,
SY1 2UN

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 £199,995

Viewing: strictly by appointment through the agent

Occupying a secluded end of cul-de-sac position, this is an attractive, improved and well presented modern two bedroom semi-detached house. The property boasts pleasing features some of which include; lounge, re-fitted kitchen/diner, garden room, re-fitted shower room, front, side and rear enclosed gardens, driveway and NO UPWARD CHAIN. The property is within close proximity to tranquil riverside walks leading to the Quarry Park and medieval Town Centre of Shrewsbury. The property will appeal to many buyers and viewing is recommended by the agent.

Accommodation

Entrance hallway, lounge, re-fitted kitchen/diner, upvc double glazed garden room, first floor landing, two bedrooms, re-fitted shower room, generous plot having front and rear enclosed gardens, driveway providing off street parking for two vehicles, upvc double glazing, electric heating and no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over wood effect upvc double glazed entrance door gives access to;

Hallway

Having electric radiator and wall mounted thermostat control unit. Door from hallway gives access to;

Lounge

14'3 x 12'4 max into recess reducing to 9'11
Having upvc double glazed window to front, brick effect fireplace with timber mantle and electric radiator. Wooden framed glazed door from lounge gives access to;

Re-fitted Kitchen/Diner

12'4 x 9'3
Having a range of replaced eye level and base units with built-in cupboards and drawers, free standing appliances include double oven with four ring electric hob, washing machine and fridge, tiled floor, tiled splash surrounds, fitted worktops with inset 1 1/2 stainless steel sink drainer unit, upvc double glazed window, night storage heater and corner display unit. Upvc double glazed door from kitchen/diner gives access to;

UPVC Double Glazed Garden Room

11'3 x 9'1
Having brick base, upvc double glazed windows to rear and upvc double French doors giving access to rear gardens.

From hallway stairs rise to;

First Floor Landing

Having upvc double glazed window to side, loft access and wall mounted electric heater. Doors from first floor landing give access to two bedrooms and re-fitted shower room.

Bedroom

12'4 max reducing to 9'2 x 11'3
Having two upvc double glazed windows to front, over stairs airing cupboard with hot water tank cylinder unit and built-in wardrobe.

Bedroom

9'8 x 5'10
Having upvc double glazed window to rear and built-in wardrobe.

Re-fitted Shower Room

Having tiled corner shower cubicle, pedestal wash hand basin, low flush wc, part tied to walls, upvc double glazed window to rear, vinyl floor covering and wall mounted pull cord electric heater.

Outside

To the front of the property there is a concrete driveway providing off street parking for two vehicles. Access is then given to the;

Front Garden

Which comprises lawned garden areas, low maintenance stone section and paved pathway giving access to front door.

Gated pedestrian side access leads to the side of the property where there is low maintenance stone section, paved pathway and timber store. Access is then given to;

Rear Gardens

Which comprise paved patio area, lawned garden, low maintenance stone sections, inset shrubs, bushes and timber garden shed. The gardens are enclosed by fencing.

Services

Mains water, electricity and drainage 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.

COUNCIL TAX BAND B

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 for sales).

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

