

73 Trinity Street, Belle Vue, Shrewsbury, Shropshire, SY3 7PD

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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 £189,995**

Viewing: strictly by appointment through the agent

A deceptively spacious, attractive and improved two bedroom period mid-terrace house. The property is located within this desirable residential location within close proximity to excellent amenities, tranquil riverside walks and the Shrewsbury town centre. This property will be of interest to a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises of the following: Lounge, re-fitted kitchen/diner, rear lobby, re-fitted ground floor bathroom, first floor landing, two bedrooms, low maintenance front and part walled rear enclosed courtyard, off street parking, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

**Lounge**

11'11 x 11'5

Having glazed sash window to front, stoned effect gas fire set to tiled hearth with decorative fire surround, wall mounted thermostat control unit.

Wooden framed glazed door from lounge give access to:

**Re-fitted kitchen/diner**

11'3 x 10'1

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, radiator, glazed window to rear.

Arch from kitchen/diner gives access to:

**Laundry area**

6'3 x 3'0

Having wall mounted gas fired central heating boiler, fitted worktop, space for washing machine, tiled floor, part glazed door giving access to rear of property.

Part glazed wooden door from rear lobby gives access to:

**Re-fitted bathroom**

Having tiled panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, tiled floor, upvc double glazed window to side, heated towel rail.

From kitchen/diner stairs rise to:

**First floor landing**

Doors give access to: Two bedrooms

**Bedroom**

11'10 x 11'5

Having window to front, radiator, period fireplace.

**Bedroom**

10'2 x 8'5

Having window to rear, radiator.

**Outside**

To the front of the property gated access leads to a tiled pathway giving access to front door. The front garden has paved stoned sections with mature hedge.

**Rear gardens**

To the rear of the property there is a part walled enclosed low maintenance paved courtyard. Gated access then leads to Brougham Square where the vendors informs us there is a parking area/space allocated to the property.

**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).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency

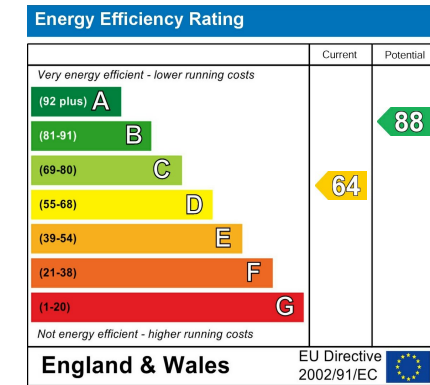
sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

