



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

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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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 £135,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and occupying a pleasant position. This is an improved, well presented and deceptively spacious one bedroom end of terrace house. The property is located within this popular residential location within close proximity to the Royal Shrewsbury Hospital, good local amenities and Shrewsbury bypass linking up to the M54 motorway network. Viewing is recommended. The accommodation briefly comprises of the following: Hall area, lounge, modern kitchen/diner, glazed lean to, first floor bedroom, shower room, low maintenance front and rear enclosed gardens, allocated car parking space, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Pvc entrance door gives access to:

Hall area

Having wall mounted digital heating control panel.

Steps then lead down to:

Lounge

12'1 x 11'11 max

Having stone effect electric fire, TV aerial point, upvc double glazed window to front, under-stairs storage cupboard, spotlights to ceiling, radiator.

Door from lounge gives access to:

Kitchen/diner

11'10 x 8'5

The dining area comprises: radiator. The kitchen area comprises: modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with stainless steel sink with mixer tap over, tiled floor, tiled splash surrounds, recessed spotlights to ceiling.

Double glazed sliding patio door from kitchen/diner gives access to:

Lean to conservatory

11'11 x 8'1

Having tiled floor, range of glazed windows, double glazed sliding door giving access to rear gardens, glazed roof.

From hall area stairs rise to:

Bedroom

11'11 x 8'8

Having two Velux roof windows, upvc double glazed windows to side, radiator, loft access, large wardrobe/storage cupboard housing gas fired central heating boiler.

Door from bedroom gives access to:

Shower room

Having shower cubicle, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, part tiled to walls, radiator, extractor fan and recessed spotlights to ceiling.

Outside

To the front of the property paved steps give access to front door with mature shrubs to either side.

Rear gardens

To the rear there is a low maintenance garden having stoned and paved areas, mature bush, gated rear pedestrian access. The rear gardens are enclosed by fencing. In the neighbouring 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.

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

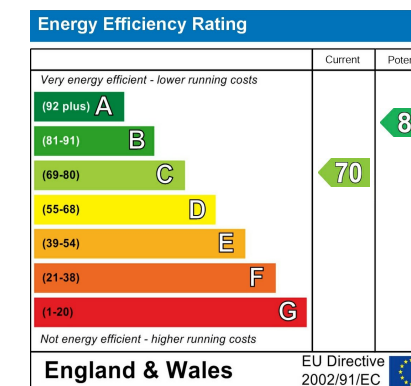
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

