



66 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire,
SY3 5EL

www.hbshrop.co.uk



Offers In The Region Of £195,000

Viewing: strictly by appointment
through the agent



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.

Offered for sale with NO UPWARD CHAIN is this deceptively, spacious, well presented and improved three double bedroom end of terrace house. The property is located within this popular residential location having good local amenities and being within close proximity to The Royal Shrewsbury hospital and Shrewsbury by-pass which links up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance hallway, lounge / diner, modern kitchen, first floor landing, three double bedrooms, re-fitted bathroom, front and low maintenance southernly facing rear enclosed gardens, allocated parking, upvc double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is recommended.

The accommodation in great detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator and under stairs shelved storage cupboard. Door from entrance hallway gives access to:

Lounge / diner

18'8 x 10'1 max reducing down to 8'5
Having two upvc double glazed windows to rear, upvc double glazed sliding patio door giving access to rear gardens, two radiators, wood effect flooring and contemporary wall mounted electric fire.

Doorway from entrance hallway gives access to:

Kitchen

6'11 x 6'7
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy, upvc double glazed window to front, tiled splash surround, tiled floor and fitted worktop with inset stainless steel sink drainer unit with mixer tap over.

From lounge / diner stairs rise with upvc double glazed window to front to:

First floor landing

Having loft access. Doors from first floor landing then give access to three bedrooms and re-fitted bathroom.

Bedroom one

11'9 x 7'8
Having two upvc double glazed windows, radiator and loft access.

Bedroom two

10'1 x 8'3
Having two upvc double glazed windows, over stairs

storage cupboard housing gas fired central heating boiler and radiator.

Bedroom three

10'2 x 7'1
Having upvc double glazed window and radiator.

Re-fitted bathroom

Having a three piece white suite comprising panel bath with drench shower over and handheld shower attachment off, glazed folding shower screen to side, low flush wc, wash hand basin with mixer tap over and storage cupboard below, heated chrome style towel rail, attractive vinyl floor covering and part tiled to walls.

Outside

To the front of the property there is a low maintenance stoned frontage. The rear gardens have a southernly aspect having paved patio areas, lawned gardens, inset shrubs, timber garden shed and gated rear pedestrian access then leads to a residence car park where there is allocated parking for 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 B

As taken from the Gov.uk website we are advised the [property is Band B - again we would recommend this is verified during pre-contract enquiries.

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.

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

FLOORPLANS

