



6 Church Road, Uffington, Shrewsbury, Shropshire, SY4 4SQ

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offers In The Region Of £249,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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Offered for sale with NO UPWARD CHAIN, is this attractive, charming and improved two double bedroom semi detached cottage. The property is situated within this sought after village of Uffington, a small and peaceful village located north east of Shrewsbury, known for its tranquil countryside setting and strong sense of community. The village is an ideal haven for nature lovers, walkers and those seeking a quieter life. Access to the medieval town of Shrewsbury is readily accessible, as is the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, attractive lounge, refitted kitchen/breakfast room, refitted ground floor bathroom, first floor landing, two double bedrooms, low maintenance rear enclose gardens, workshop/garage, extensive double glazing, gas fired central heating, sought after village location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway

Having vinyl wood effect floor covering, radiator, wall mounted digital heating control panel, understairs storage cupboard, additional store cupboard housing gas fired central heating boiler.

Door from entrance hallway gives access to:

Dining room

14'1max into recess x 12'10

Having sealed unit double glazed window to front, radiator, attractive former fireplace with inset timber with display shelving units to side, exposed beams to ceiling, wall light points

Door from entrance hallway gives access to:

Refitted kitchen/breakfast room

10'0 x 8'11

Having replaced eye level and base units with built-in cupboards and drawers, integrate oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, sealed unit double glazed window to front, space for appliances, tiled splash surrounds, radiator.

Door from entrance hallway gives access to:

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, sealed unit double glazed window to rear, vinyl wood effect floor covering, heated chrome style towel rail.

From entrance hallway stairs rise to:

First floor landing

HAving sealed unit double glazed window to side.

Doors then give access to: Two double bedrooms.

Bedroom one

14'1 max reducing down to 12'9 in x 13'0

Having sealed unit double glazed windows to front, radiator, built-in double wardrobe with hanging rails, plus additional large walk-in eaves part shelved storage area.

Bedroom two

10'2 x 8'11

Having sealed unit double glazed window to front, radiator, loft access.

Outside

From the front of the property double timber doors give access to:

Workshop/garage

11'11 x 7'9

Gated pedestrian side access then leads to the property's:

Low maintenance rear gardens

Which comprises: Paved patio area, stone sections, raised beds, outside lighting points,. The rear gardens are enclosed.

AGENTS NOTE

The vendor informs us that there is a piece of ground directly opposite the property which could be be available to let subject to terms and conditions.

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

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		82
(69-80) C	69	
(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

