
















The Property Ombudsman

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HOLLAND BROADBRIDGE

8 Bulls Row, Ditherington, Shrewsbury, Shropshire, SY1 4BZ

www.hbshrop.co.uk






Offers In The Region Of £195,000

Viewing: strictly by appointment through the agent

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£195,000

Occupying a pleasing position, this is a well presented, deceptively spacious and improved three bedroom end of terrace house. The property is situated within this convenient residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen/breakfast room, side entrance/lobby, useful brick store, first floor landing, three bedrooms, refitted bathroom, landscape low maintenance front and rear enclosed gardens, UPVC double glazing, gas fired central heating, Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect tiled floor, radiator, understairs storage cupboard, wall mounted thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner
15'10 x 12'11
Having UPVC double glazed French doors giving access to rear gardens, UPVC double glazed windows overlooking rear gardens, radiator, contemporary stone effect gas fire set to a marble style hearth with decorative fire surround.

From entrance hallway doorway gives access to:

Refitted kitchen/breakfast room
10'3 x 9'7 excluding recess
Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, four ring gas hob with cooker canopy over, wall mounted gas fired central heating boiler, tiled splash surrounds, wood effect tiled flooring, space for upright fridge freezer, UPVC doubel glazed window to front, radiator.

Wooden framed glazed door from refitted kitchen/breakfast room gives access to:

Side entrance/lobby
Having UPVC double glazed doors giving access to front and rear of property.

From side entrance/lobby access is given to:

Brick store
11'4 x 4'0

From entrance hallway stairs rise to:

First floor landing
Having loft access, store cupboard housing cylinder unit.

Doors from first floor landing give access to: Three bedrooms and refitted bathroom.

Bedroom one
13'0 x 9'2
Having built-in double wardrobe, UPVC double glazed window to rear, radiator.

Bedroom two
9'8 x 8'7
Having UPVC double glazed window to front, radiator, open fronted shelved storage cupboard.

Bedroom three
10'0 x 6'5
Having UPVC double glazed window to rear, radiator, open fronted wardrobe.

Refitted bathroom
Having a three piece suite comprising: Panel bath with wall mounted electric shower, glazed folding shower screen to side, low flush WC, wash hand basin, vinyl floor covering, heated chrome style towel rail, UPVC double glazed window to front.

Outside
To the front of the property there is a low maintenance landscaped garden having paved pathway giving access to front door and side entrance/lobby. Slated stoned section with inset shrubs, outside lighting point. The front gardens are enclosed by fencing.

Rear gardens
The rear gardens of the property offer a southerly facing aspect comprising: Open fronted canopy area with flagged paving, good size paved patio/sun terrace with part stoned borders, feature summerhouse, wall mounted sun canopy. The rear gardens are enclosed by fencing and brick walling.

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.

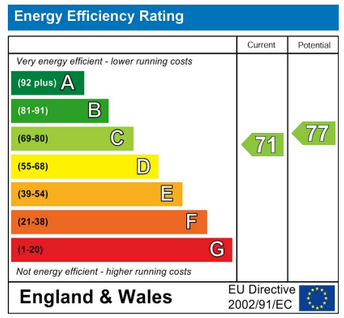
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

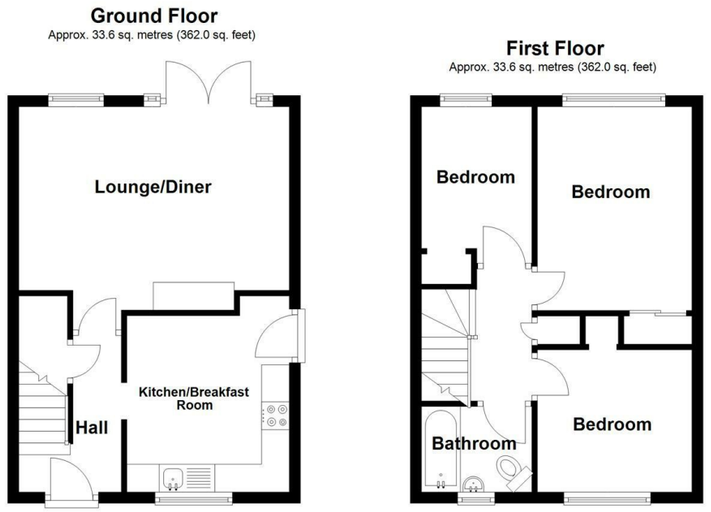
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.