HOLLAND BROADBRIDGE

















The Property Ombudsman

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HOLLAND BROADBRIDGE

18 Ashford Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0QR

www.hbshrop.co.uk






Offers Over £275,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

18 Ashford Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0QR

Offers Over
£275,000

Energy efficient bungalow that is deceptively spacious, well proportioned and improved two double bedroom detached bungalow which offers highly energy efficient accommodation. The property is located within the highly desirable village location of Pontesbury which offers excellent amenities some of which include: Co-op supermarket, butchers and bakery, takeaway outlets, public houses and primary and secondary schools. Access to the county town of Shrewsbury is readily accessible as is the local bypass linking up to the M54 motorway network. Early viewing comes highly recommend by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/breakfast room, rear lobby, two bedrooms, contemporary style refitted wet room, driveway, garage, front and low maintenance rear enclosed gardens, triple UPVC glazing, solar panels, gas fired central heating.

The accommodation in greater detail comprises:

Replaced double glazed entrance door gives access to:

Entrance hallway
Having wood effect flooring, radiator, loft access, store cupboard housing gas fired central heating boiler plus additional store cupboard.

From entrance hallway door gives access to:

Lounge/diner
16'7 x 11'5
Having UPVC double glazed French doors giving access to rear gardens, triple glazed UPVC double glazed windows, wood effect flooring, radiator.

Wooden framed glazed door from entrance hallway gives access to:

Kitchen/breakfast room
11'4 x 9'8
Having eye level and base units with built-in cupboard and drawers, integrated oven, five ring gas hob with cooker canopy over, two UPVC triple glazed windows, vinyl tiled effect flooring, radiator, recessed spotlights to ceiling, shelved pantry store cupboard, fitted worktop with inset stainless steel sink drainer unit.

Part glazed wooden framed door from kitchen/breakfast room gives access to:

Side lobby
Having UPVC double glazed door giving access to front of property and replaced double glazed door giving access to rear and access to garage.

From entrance hallway doors give access to: Two bedrooms and contemporary refitted wet room.

Bedroom one
13'0 x 11'4
Having UPVC triple glazed window to front, recessed spotlights to ceiling, radiator.

Bedroom two
11'5 x 8'0
Having two UPVC triple glazed windows, recessed spotlights to ceiling, wood effect flooring, radiator.

Contemporary refitted wet room
Having wall mounted drench shower plus wall mounted mixer shower with contemporary glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, tiled floor, UPVC triple glazed window to side, recessed spotlights and extractor fan to ceiling, wall hung chrome style towel rail, non-touch wall mounted mirror.

Outside
The property occupies a pleasant plot. To the front there is a lawn garden with mature hedging, inset shrubs, paved pathway. To the side of the property there is a tarmacadam driveway providing ample off street parking which gives access to:

Garage
16'6 x 8'11
Having up and over door, PVC triple glazed window. Gated side access then leads to the property's:

Low maintenance rear gardens
Having paved area, paved sun terrace, two timber garden sheds, stone sections, artificial lawn garden. The rear gardens are enclosed by fencing.

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.

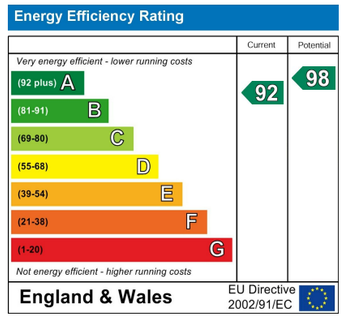
COUNCIL TAX BAND C

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.

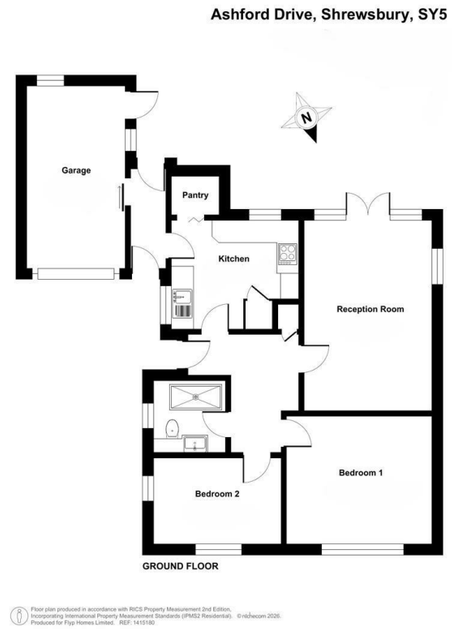
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



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