

40 Portland Crescent, Belvidere, Shrewsbury, Shropshire,
SY2 5NH

www.hbshrop.co.uk



Offers In The Region Of £350,000

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.

A spacious and well proportioned three bedroom detached bungalow, pleasantly situated on Portland Crescent within the popular Belvidere area of Shrewsbury. The property offers neatly presented accommodation throughout and represents a excellent opportunity for those seeking a comfortable single storey home in a well established residential setting. A particular feature of the property is the good size, attractive southerly facing rear gardens, which enjoy a pleasant open aspect and directly border the playing fields of St Giles School, providing a lovely sense of space and privacy beyond the garden. Excellent amenities are within easy reach of the property, whilst the Shrewsbury town centre and its extensive shopping, recreational and cultural facilities are also readily accessible. The property is offered for sale with NO UPWARD CHAIN, making this an appeal proposition for those looking to move without the complications of a lengthy chain. Early viewing is recommended by the the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, kitchen/breakfast room, three bedrooms, bathroom, front and southerly facing rear enclosed gardens which border St Giles school playing fields, generous size driveway, carport, detached brick built garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Entrance hallway
Having airing cupboard, radiator, loft access.

Door from entrance hallway gives access to:

Lounge/diner
14'2 x 12'9
Comprising: Coal effect gas fire with decorative fire surround, coving to ceiling, radiator.

Sliding door from lounge/diner gives access to:

UPVC double glazed conservatory
10'7 x 9'1
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed tilt and slide door giving access to rear gardens, polycarbonated roof.

Door from entrance hallway gives access to:

Kitchen/breakfast room
11'3 x 8'10
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, breakfast bar, radiator, wood effect flooring, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property.

From entrance hallway doors then give access to:
Three bedrooms and bathroom.

Bedroom one
12'0 x 11'2
Having UPVC double glazed window to front, radiator.

Bedroom two
10'8 x 8'5
Having UPVC double glazed window to side, radiator, built-in double wardrobe.

Bedroom three
9'10 x 9'8 max
Having UPVC double glazed window to front, radiator, exposed wooden flooring.

Bathroom
Having three piece suite comprising: panel bath with electric shower over, low flush WC, pedestal wash hand basin, radiator, part tiled to walls, UPVC double glazed window to side, recessed spotlights to ceiling.

Outside
To the front of the property there is a lawn garden with stone sections and inset shrubs. To the side of this there is a generous tarmacadam driveway providing ample off street parking for a number of vehicles. To the end of the driveway there is a carport and a brick built detached garage. In between the garage and bungalow gated pedestrian access then leads to the property's:

Southerly facing rear gardens
Comprising: Paved patio, glazed greenhouse, timber garden shed, lawn gardens, fruit trees. The rear gardens border St Giles school playing fields.

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.

COUNCL 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).

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.

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

