

20 - 20a Chester Street, Shrewsbury, Shropshire, SY1 1NX

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**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 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.

**Offers In The Region Of £165,000**

Viewing: strictly by appointment through the agent

Occupying a thriving town centre location this is an interesting, recently renovated and spacious dwelling which will be suitable for a number of prospective purchaser(s), or alternatively subject to the necessary planning consents/ building regulations could be converted to make either one dwelling or two large apartments. Nearby parking could be available via separate negotiation. Property is being offered for sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the selling agent.

#### ACCOMMODATION

Shop frontage with large window, generous sized studio with separate entrance and electrically operated security roller shutters, kitchenette, first floor landing, three double rooms, separate WC, part double glazing, , electric heating.  
NO UPWARD CHAIN

Part glazed wooden entrance door gives access to:

#### SHOP FRONTAGE

14'8 max x 13'1 max reducing down to 7'11  
Having a large secondary double glazed window to front, wall mounted digital control electric heater, cupboard housing electricity consumer unit and fuse board, range of power point, tiled floor.

Arch from shop front gives access to:

#### A LARGE REAR STUDIO

20'62 max x 14'10min reducing down to 8'7  
And comprises: two upvc double glazed windows, part sealed double glazed door with glazed windows to side and fitted shutter which gives access to parking forecourt area, part tiled and wood effect flooring, two wall mounted digital control electric heaters, variety of power points, recessed spotlights to ceiling, TV aerial point.

Doorway from studio gives access to:

#### KITCHENETTE

7'4 x 5'10  
Having base units, fitted drawers, worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, fitted power points.

Doorway from studio gives access to:

#### STAIRCASE

Which rises to:

#### FIRST FLOOR LANDING

Having vinyl floor covering, exposed beams to ceiling,.

From first floor landing doors then give access to: Three large bedrooms and separate WC.

#### ROOM ONE

14'6 x 12'10 max reducing down to 8'11  
Having glazed window to front, vinyl floor covering, wall mounted digital control electric heater, two exposed beams to ceiling, fitted wash hand basin with mixer tap over and storage drawers below, range of fitted power points.

#### ROOM TWO

14'8 x 11'2  
Having upvc double glazed window to side, vinyl floor covering, exposed beams and recessed spotlights to ceiling, wall mounted digital control electric heater, range of fitted power points.

#### ROOM THREE

11'5 x 8'0  
Having exposed beams to ceiling, upvc double glazed window to side, wall mounted digital control electric heater, vinyl floor covering, wash hand basin with mixer tap over and storage cupboard below, range of fitted power points.

#### SEPARATE WC

Having low flush WC, wall mounted wash hand basin with mixer tap over, vinyl floor covering.

#### SERVICES

Mains water, electricity, drainage 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.

#### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate,  
Shrewsbury, Shropshire SY2 6ND  
Tel 0345 678 9000

#### 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).

#### 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

