



4 Besford Square, Belle Vue, Shrewsbury, Shropshire, SY3
7PG

www.hbshrop.co.uk



Offers In The Region Of £179,995

Viewing: strictly by appointment
through the agent



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
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Offered for sale with No Upward Chain a beautifully presented, attractive and charming one double bedroom period mid terrace house with instantly appealing living accommodation over three floors. The property occupies a lovely position within this highly desirable residential location, walking distance of excellent amenities, tranquil riverside walks leading to the Quarry Park and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge, attractive kitchen/breakfast room, cellar (currently being used as a bedroom by the current vendor), first floor landing, double bedrooms, bathroom, separate WC, pleasing front garden, part walled rear enclosed low maintenance rear courtyard, part double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Entrance door gives access to:

Lounge

9'8 x 10'5

Having UPVC double glazed sash window to front, wood effect flooring, radiator period wooden fireplace, coving to ceiling.

Arch from lounge gives access to:

Re-fitted kitchen/breakfast room

9'9 excluding recess x 9'7

Having fitted period style store cupboards, fitted wooden style worktop with modern base units below and inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed sash window to rear, wall mounted Worcester gas fire central heating boiler, tiled floor, wooden sealed unit double glazed door giving access to rear courtyard, space for cooker set to a feature part exposed brick chimney breast, coving to ceiling.

From the kitchen/breakfast room a carpeted staircase leads down to:

Cellar

9'6 x 8'1

Currently being used as a bedroom and comprises: Wood effect flooring, radiator, UPVC double glazed window, painted exposed beams to ceiling, wall light points.

From kitchen/breakfast room staircase rises to:

First floor landing

Having store cupboard plus additional store cupboard housing water tank, coving to ceiling.

From first floor landing access is given to: Bedroom, bathroom and separate WC.

Bedroom

9'10 x 8'5

Having UPVC double glazed sash window to front, period style fireplace, loft access, coving to ceiling.

Re-fitted bathroom

Having a timber style panel bath with shower attachment off tap and glazed shower screen to side, wash hand basin with mixer tap over, vinyl tiled effect floor covering, part tiled to walls, glazed window to rear, coving to ceiling.

Separate WC

Having low WC with hidden cistern, tiled effect vinyl flooring, glazed window to rear.

Outside

To the front of the property a shared gated pedestrian access leads to a partially shared paved pathway which leads to a lawn garden, paved patio, timber garden shed. To the rear of the property there is a paved low maintenance courtyard being enclosed by brick walling and timber fencing with gated pedestrian access leading onto Trinity Street.

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 A

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

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		91
(81-91) B		
(69-80) C	72	
(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

