



59 Monkmoor Road, Monkmoor, Shrewsbury, Shropshire, SY2 5AS

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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:

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**Offers In The Region Of £240,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is a deceptively spacious, attractive and well proportioned three bedroom double fronted mid terrace house. The property is within walking distance of excellent local amenities and the Shrewsbury town Centre. This property will be of interest to many buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, sitting room, bay fronted lounge, kitchen/diner, glazed lean to, wet room, first floor landing, three bedrooms, bathroom, low maintenance front and rear enclosed gardens, extensive double glazing, gas fired central heating, NO UPWARD CHAIN, popular residential location. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door with glazed window above gives access to:

**Reception hallway**

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

**Sitting room**

12'9 x 6'10

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

**Bay fronted lounge**

15'1 max into bay x 10'10

Having walk-in UPVC double glazed bay window to front, gas fire.

Wooden framed double doors from lounge gives access to:

**Kitchen/diner**

11'4 x 10'10

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, space for appliances, UPVC double glazed window to rear, space for table and chairs, wall mounted gas fired central heating boiler.

From reception hallway door gives access to:

**Cloakroom**

Having low flush WC, part tiled to walls, glazed window.

Door from reception hallway gives access to:

**Wet room**

10'10 x 6'3

Having wall mounted electric shower, wall hung wash hand basin, low flush WC, non slip flooring, glazed window, pull cord electric heater and extractor fan.

Door from reception hallway gives access to:

**Lean to**

14'10 x 4'10

Having glazed windows overlooking the property's rear gardens, polycarbonated roof, part glazed door giving access to rear gardens.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to rear.

Doors then give access to: Three bedrooms and bathroom.

**Bedroom one**

12'9 x 10'9

Having UPVC double glazed window to front, radiator.

**Bedroom two**

12'10 x 12'8 max reducing down to 9'2

Having UPVC double glazed window to front, radiator.

**Bedroom three**

11'4 x 19'5

Having UPVC double glazed window to rear, radiator.

**Bathroom**

Having a three piece suite comprising: timber style panel bath with electric shower over, low flush WC, pedestal wash hand basin, fitted storage cupboards, large walk-in part shelved storage cupboard, UPVC double glazed window to rear, part tiled to walls.

**Outside**

To the front of the property gated access leads to paved path leading to front door. The front gardens are enclosed by brick walling and offer low maintenance having paved patio areas, inset shrubs and bushes. Gated pedestrian access then leads to the: property's:

**Rear gardens**

Which comprise: paved patio areas, paved sections, crockery, artificial lawn garden, mature shrubs and bushes. The rear gardens are enclosed.

**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).

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

