

106 Gains Avenue, Bicton Heath, Shrewsbury, SY3 5EL

www.hbshrop.co.uk



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.

Offers In The Region Of £160,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this exceptionally well presented two bedroom end of terrace house, which occupies a pleasing position on this popular development. The property is within close proximity to good local amenities, the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. This property will be an ideal purchase for a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, modern kitchen. first floor landing, two bedrooms, refitted bathroom, low maintenance front garden, rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over, UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having understairs storage cupboard, radiator.

Door from entrance hallway gives access to:

Lounge/diner

13'0 x 11'2

Having UPVC double glazed sliding patio door giving access to rear garden, radiator.

Door from entrance hallway gives access to:

Kitchen

6'11 x 6'7

Having eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, UPVC double glazed window to front, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having loft access. Doors then give access to: Two bedrooms and refitted bathroom.

Bedroom one

10'0 x 9'5

Having two UPVC double glazed windows to front with views towards the Stretton Hills, over stairs storage cupboard housing gas fired central heating boiler, radiator.

Bedroom two

8'5 x 7'0

Having UPVC double glazed window to rear, radiator.

Refitted bathroom

Having a three piece white suite comprising: Panelled bath with a shower and taps combined, glazed shower screen to side, pedestal wash hand basin, low flush WC, vinyl floor covering, extractor fan to ceiling, recessed spotlights, radiator, UPVC double glazed window to rear.

Outside

To the front of the property there is a low maintenance paved area with paved steps giving access to front door.

Rear gardens

The rear gardens of the property comprise: Paved patio, lawn garden, timber garden shed. The rear gardens are enclosed by timber fencing and brick walling.

Services

Mains water, electricity, gas and 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.

COUNCIL TAX BAND B

Tenure

TBC

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

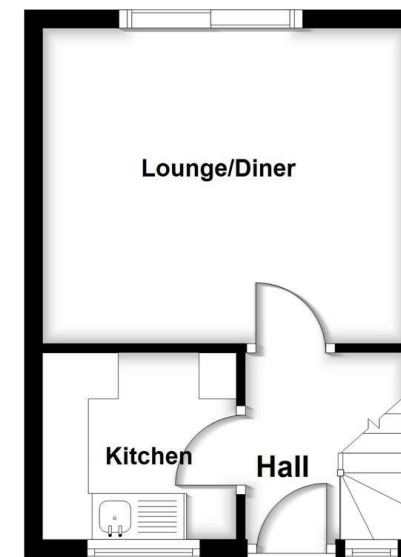
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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

Ground Floor



First Floor

