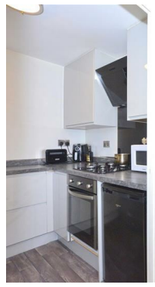
HOLLAND BROADBRIDGE












The Property Ombudsman

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HOLLAND BROADBRIDGE

70 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire, SY3 5EL

www.hbshrop.co.uk







Offers In The Region Of £179,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£179,995

A well presented, improved and deceptively spacious two double bedroom mid terrace house which will appeal to many potential buyers. The property is situated within this popular residential location, close proximity to excellent amenities, the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen. first floor landing, two double bedrooms, modern refitted bathroom, low maintenance front and southerly facing rear enclosed gardens, allocated car parking space, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having wood effect laminate flooring, under stairs storage cupboard.

Part glazed door from entrance hallway gives access to:

Lounge/diner
18'7 x 9'8 max
Having two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear of garden, wood effect laminate flooring, radiator.

Door way from entrance hallway gives access to:

Contemporary refitted kitchen
7'0 x 6'8
Having a range of replace contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, space for fridge, space for washing machine, fitted worktops with inset 1 1/2 stainless steel sink drainer unit, vinyl floor covering, UPVC double glazed window to rear.

From lounge/diner stairs rise to:

First floor landing
Having two UPVC double glazed windows to front, loft access.

Doors from first floor landing give access to: Two double bedrooms and refitted bathroom.

Bedroom one
10'0 x 8'3
Having UPVC double glazed window to rear, over stairs storage cupboard housing gas fired central heating boiler, large over stairs wardrobe, radiator, wood effect laminate flooring.

Bedroom two
10'1 x 7'1
Having UPVC double glazed window to rear, wood effect laminate flooring.

Refitted bathroom
Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, mirror fronted bathroom cabinet, heated chrome style towel rail, UPVC double glazed window to front, vinyl floor covering, recessed spotlights and extractor fan to ceiling.

Outside
To the front of the property paved pathway gives access to front door with a low maintenance stone section to side. The rear garden offered a southerly facing aspect having low maintenance paved patio, stone borders with inset shrubs, timber garden shed with partial covered canopy to side. The rear gardens are enclosed by fencing and provides a pedestrian access. The property is being sold with one allocated car parking space.

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.

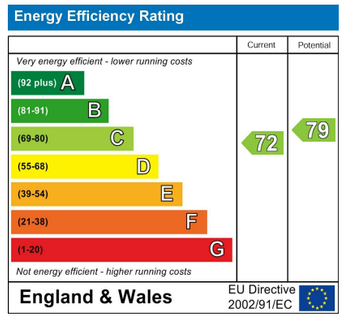
COUNCIL TAX BAND B

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.

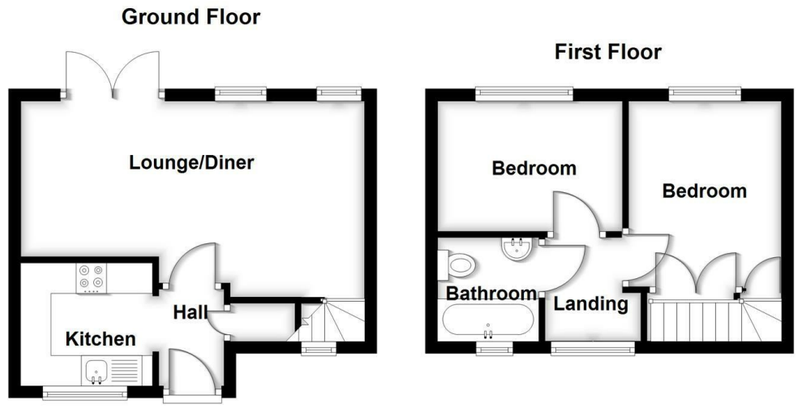
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



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