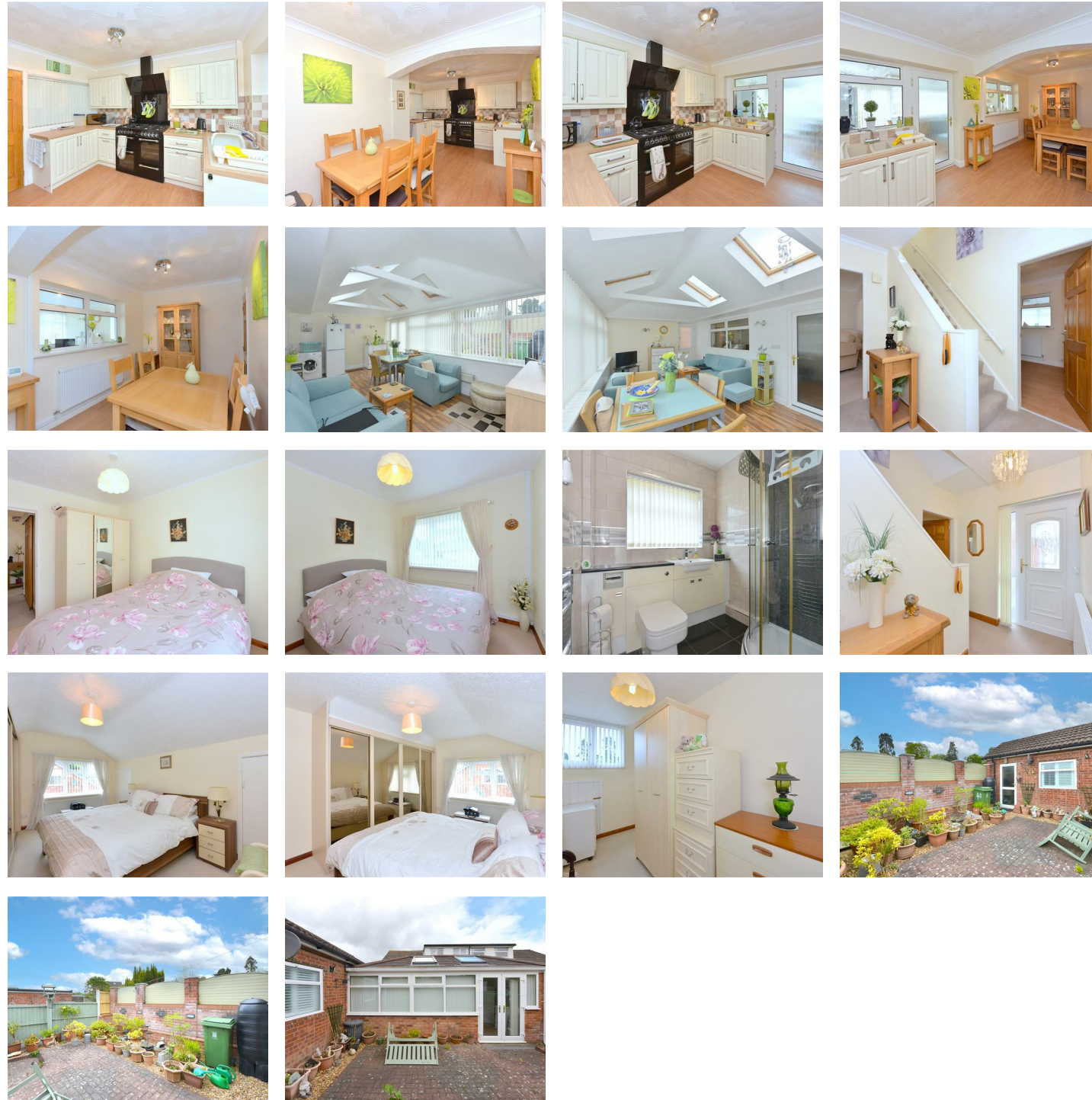


40 Harcourt Crescent, Belvidere, Shrewsbury, Shropshire,
SY2 5LQ

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:

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Offers In The Region Of £265,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this spacious, well maintained, extended and much improved three bedroom semi detached dormer bungalow. The property is situated within this popular convenient residential location, close proximity to good local amenities and being well placed for easy access to the Shrewsbury town centre. This property will be of interest to a number of buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, spacious garden room, refitted L shaped kitchen/diner, ground floor bedroom, modern refitted ground floor shower room, first floor landing, two further bedrooms, low maintenance front and rear enclosed gardens, generous driveway, garage with electrically operated door and adjoining garden store, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Entrance hallway

Having radiator, two store cupboards.

Door from entrance hallway gives access to:

Lounge

20'7 x 10'11 max reducing down to 8'10 min
Having UPVC double glazed window to front, coal effect electric fire with decorative fire surround, coving to ceiling, dado rail, radiator.

Door from lounge and from entrance hallway gives access to:

Refitted L shaped kitchen/diner

20'2 x 10'11 max reducing down to 7'7 min
Having replaced eye level and base units with built-in cupboards and drawers, free standing range style cooker with seven ring gas hob and cooker canopy over, fitted wooden style worktop with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, wood effect flooring, radiator, UPVC double glazed windows, shelved store cupboard, coving to ceiling.

UPVC double glazed door from refitted kitchen/diner gives access to:

Garden room

19'0 x 10'7
Having wood effect flooring, wall mounted electric heater, UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, four double glazed roof windows, UPVC double glazed stable style door giving access to side of driveway of property.

From entrance hallway door gives access to:

Bedroom

10'5 x 8'9
Having UPVC double glazed window to front, radiator. Sliding door from entrance hallway gives access to:

Modern refitted shower room

Having corner shower cubicle with wall mounted mixer shower, WC with hidden cistern, wash hand basin with set to

vanity unit with storage cupboards below, tiled floor, tiled to walls, UPVC double glazed window to side, chrome style towel rail.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear.

From first floor landing doors then give access to: Two further bedrooms

Bedroom

14'8 x 8'0 excluding wardrobe recess
Having fitted mirror fronted wardrobe, storage cupboards, radiator, UPVC double glazed window to side.

Bedroom

11'2 x 5'3
Having UPVC double glazed window to rear, eaves storage, fitted wardrobes with built-in chest of drawers.

Outside

To the front of the property there is a low maintenance stone front garden. To the side of this there is a good size driveway providing ample off street parking and gives access to

Garage

17'10 x 9'5
Having electrically operated up and over door, UPVC double glazed window to side with fitted shutters. Arch from garage gives access to:

Garden store

9'2 x 4'1
Having double glazed door giving access to rear garden.

Rear gardens

The rear gardens of the property offer a southerly facing aspect and are low maintenance having brick paved patio, stone sections. The rear gardens are enclosed by fencing and brick walling.

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

