HOLLAND BROADBRIDGE












The Property Ombudsman

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HOLLAND BROADBRIDGE

20 Bufton Close, Copthorne Keep, Copthorne, Shrewsbury, Shropshire, SY3 8FH

www.hbshrop.co.uk







33% Shared ownership £80,850

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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20 Bufton Close, Copthorne Keep, Copthorne, Shrewsbury, Shropshire, SY3 8FH

33% Shared ownership

£80,850

A deceptively spacious, well presented and modern two double bedroom mid terrace house, constructed by the renowned builders Bellway Homes and is being offered for sale on a 33% shared ownership basis, in conjunction with the local housing association Severn Homes. The property occupies a pleasing and quiet cul-de-sac position within a popular residential development and offers an excellent opportunity for an array of potential buyers to purchase this attractive property. The property is conveniently situated within walking distance of Shrewsbury historic town centre, popular schooling and a good range of local amenities, whilst also being well placed for access to the local road network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern kitchen/diner, first floor landing, two double bedrooms, bathroom, front and rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position, popular residential location. Viewing is recommended

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Entrance hallway
Having radiator, wall mounted digital heating control panel.
Door from entrance hallway door gives access to:

Lounge
14'5 max reducing down to 11'8 x 12'3
Having UPVC double glazed window to front, understairs storage cupboard, radiator.

Door from lounge gives access to:

Modern L shaped kitchen/diner
15'8 max x 13'0 max reducing down to 10'5
Having a range of modern eye level and base units with built-in cupboards and drawers, integrated washer dryer, fridge freezer, Zanussi oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, store cupboard housing gas fired central heating boiler, vinyl floor covering, radiator, recessed spotlights to ceiling, double glazed door giving access to rear of property.

Door from lounge/diner gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over, vinyl floor covering, radiator.

From entrance hallway stairs rise to:

First floor landing
Having loft access, large linen store cupboard. Doors from first floor landing then give access to: Two double bedrooms and bathroom.

Bedroom one
12'3 excluding recess x 9'11
Having two UPVC double glazed windows to front, radiator, useful recess area with fitted hanging rails, over stairs storage cupboard.

Bedroom two
11'4 excluding recess x 8'4
Having useful recess with fitted hanging rail, UPVC double glazed window to rear, radiator.

Bathroom
7'8 x 6'11
Having a three piece suite comprising: panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, vinyl floor covering, UPVC double glazed window to rear, shaver point, recessed spotlights and extractor fan to ceiling, wall hung heating chrome style towel rail.

Outside
To the front of the property there is two allocated car parking spaces, small shrub area and paved pathway giving access to front door. The rear gardens comprises: Paved and decked area with open fronted timber framed canopy, lawn gardens, paved pathway leading to gated rear pedestrian access.

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.

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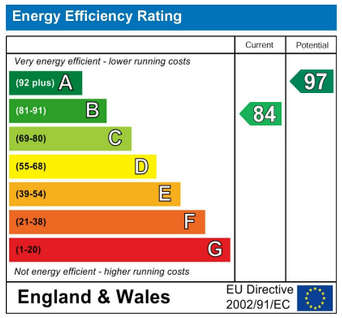
Tenure
We are advised that the property is LEASEHOLD.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining is 122 years left on lease
Charge for PCM which includes rent to the Housing Association, Ground rent and service charges is currently £517.22
The above charges/lease details have 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).

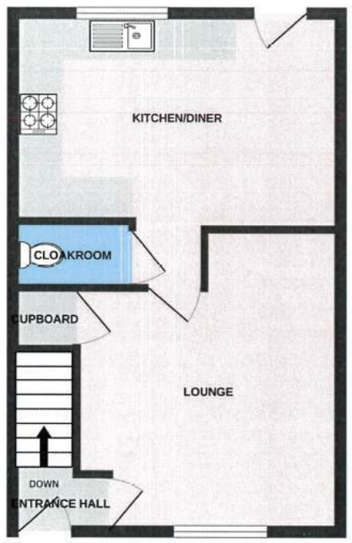
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
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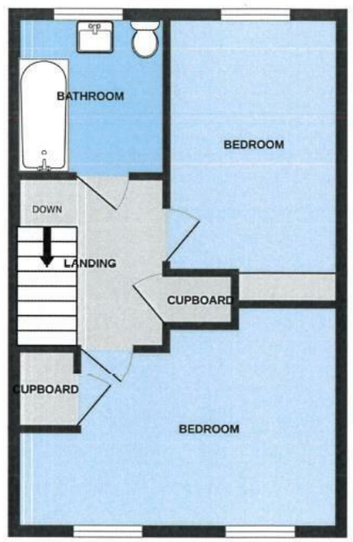
Disclaimer
Any areas / measurements are approximate only and have not been verified.

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.



FLOORPLANS





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