



Helping *you* move



44 Gambrell Avenue, Whitchurch, SY13 1GT

Offers in the Region of

£162,500

Offered for sale with NO UPWARD CHAIN, a modern two bedroom mid terrace house with low maintenance rear garden and single garage. Situated within easy walking distance of the town centre and considered ideal for first time buyers, buy to let investors or those looking to downsize.

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Overview

- Modern Mid Terrace House
- Two Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom
- Low Maintenance Rear Garden
- Single Garage
- No Upward Chain
- Convenient for Town Centre and Local Schools
- EPC C
- Council Tax Band B



Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

Offered for sale with no upward chain, this two bedroom mid terrace house is perfect for those looking to enter the property market or expand their investment portfolio. Located on a modern development, it offers easy access to the town centre, local schools and the train station which are all just a short walk away. The property benefits from a low maintenance rear garden, ideal for relaxing or entertaining, complete with a paved patio and gravel area. Additionally, a single garage provides off road parking. Inside, the house features a comfortable Lounge and a Kitchen/Breakfast Room with French doors leading to the rear garden, creating a light and airy atmosphere. There is also a convenient Cloakroom and a Family Bathroom. While the property requires some updating, it offers a fantastic opportunity to personalise to your own taste.



TENURE

We are advised that the property is Freehold, Garage Leasehold; and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Brownlow Street, turn into Talbot Street, then take the second turn left into Egerton Road, then take your first right into Gambrell Avenue and the property can be found after a short distance on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC C. The full energy performance certificate (EPC) is available for this property upon request.

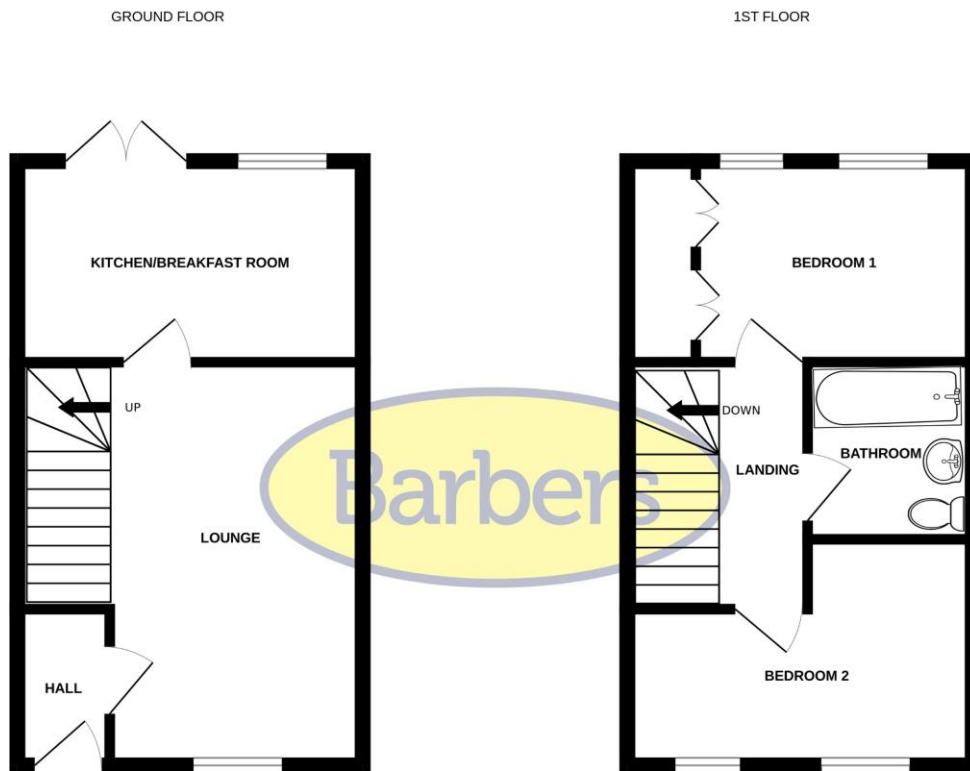
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE
15' 0" x 9' 6" (4.57m x 2.9m)

KITCHEN/BREAKFAST ROOM
12' 7" x 7' 6" (3.84m x 2.29m)

BEDROOM ONE
8' 5" x 10' 7" (2.57m x 3.23m)

BEDROOM TWO
7' 6" x 12' 8" (2.29m x 3.86m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.