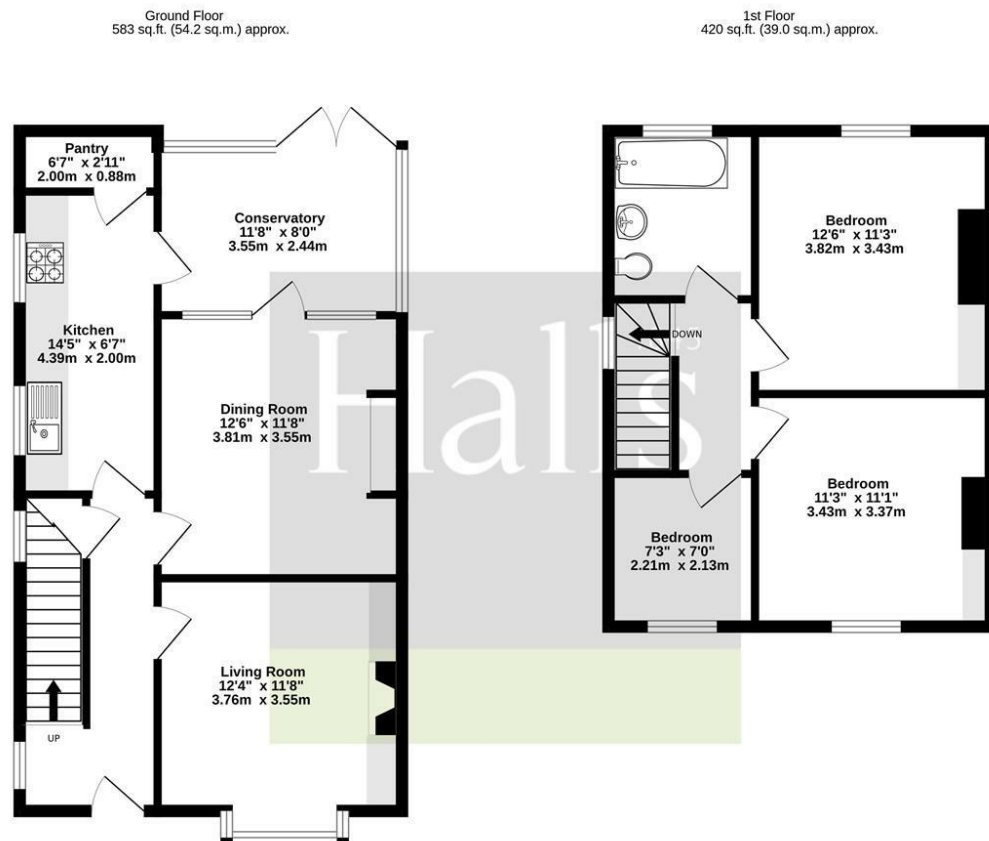


FOR SALE

31 Cambria Avenue, Ellesmere, SY12 0BG

Halls 1845



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.  
 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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FOR SALE

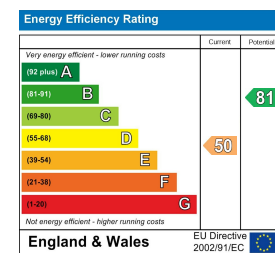
Offers in the region of £229,995

31 Cambria Avenue, Ellesmere, SY12 0BG

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented mature three-bedroom semi-detached family home boasting driveway parking, generous gardens, and a versatile outbuilding, conveniently situated within a popular residential location within the town of Ellesmere.



01691 622 602

**Ellesmere Sales**  
 The Square, Ellesmere, Shropshire, SY12 0AW  
 E: ellesmere@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Mature Family Home
- Well Presented
- Off Street Parking
- Generous Gardens
- Versatile Outbuilding
- Popular Location

**DESCRIPTION**

Halls are delighted with instructions to offer 31 Cambria Ave in Ellesmere for sale by private treaty.

31 Cambria Avenue is a well presented mature three-bedroom semi-detached family home boasting driveway parking, generous gardens, and a versatile outbuilding, conveniently situated within a popular residential location within the town of Ellesmere.

Internally, the property is well presented and, at present, comprises a Reception Hall, Living Room, Dining Room, Kitchen (with Pantry), and Conservatory, together with, to the first floor, three Bedrooms and a family Bathroom.

Externally, the property offers gardens to both the front and rear with the former of these currently featuring a gravelled parking area with space for a number of vehicles with, to the rear of the property a further gravelled area which could serve to accommodate further parking, this leading on to an expanse of lawn with a raised decked area providing an ideal space for outdoor dining and entertaining; further to this is a particularly versatile outbuilding with power and light laid on.

The sale of 31 Cambria Avenue does, therefore, provide the exciting opportunity for purchasers to acquire a mature three-bedroom family home with parking, gardens, and a versatile outbuilding, situated in a popular area of Ellesmere.

**THE ACCOMMODATION COMPRISES**

The property is entered via a UPVC door with opaque glazed panel in to an:

**ENTRANCE HALLWAY**

Wood effect laminate flooring, UPVC double glazed window on to side elevation, carpeted staircase rising to the first floor with useful understairs storage cupboard which contains UPVC double glazed window and clothes hooks, a further door leads in to the:

**LIVING ROOM**

12'4" x 11'7" (3.76m x 3.55m)  
Wood effect laminate flooring, UPVC double glazed bay window on to front elevation, open fire grate (decorative only) set on to tiled hearth with tiled and metal surround flanked to either side by traditional shelving and cupboards.

**DINING ROOM**

12'5" x 11'7" (3.81m x 3.55m)  
Wood effect laminate flooring, UPVC fully glazed patio door out to rear flanked to either side by UPVC panels, inglenook style fireplace housing an electric living flame effect heater.

**KITCHEN**

14'4" x 6'6" (4.39m x 2m)  
Paved flooring, two UPVC double glazed windows on to side elevation and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, circular stainless steel sink with mixer tap over with draining area to one side, freestanding Hotpoint cooker with four gas rings over and electric oven and grill beneath, with a door leading in to a useful Pantry (approx 2m x 0.88m) which has a continuation of the tiled flooring, wall mounted shelves and houses the Vaillant gas fired boiler with plumbing in place for white goods. A door from the kitchen leads in to the:

**CONSERVATORY**

11'7" x 8'0" (3.55m x 2.44m)  
Wood effect tiled laminate flooring, glazing on to two aspects, fully glazed double opening UPVC patio doors leading out on to garden.

**FIRST FLOOR LANDING**

Fitted carpet as laid, UPVC double glazed window on to side elevation, inspection hatch to loft space and a door leading in to:

**BEDROOM ONE**

12'6" x 11'3" (3.82m x 3.43m)  
A continuation of the fitted carpet as laid, UPVC double glazed window on to rear elevation and decorative fire grate set within metal surround.

**BEDROOM TWO**

11'3" x 11'0" (3.43m x 3.37m)  
Fitted carpet as laid, UPVC double glazed window on to front elevation, decorative firegrate set within metal surround flanked to one side by recessed shelving.

**BEDROOM THREE**

7'3" x 6'11" (2.21m x 2.13m)  
Fitted carpet as laid, UPVC double glazed window on to front elevation.

**FAMILY BATHROOM**

Laminate tiled flooring, opaque UPVC double glazed window on to rear and a bathroom suite to comprise: a panelled bath with separate (H&C) taps with shower attachment, Triton electric shower, tiled surround, low flush WC, pedestal hand basin set within vanity unit with storage cupboards below.

**OUTSIDE**

The property is approached on to a gravelled parking area which leads around to the side of the property and offers space for the parking of a number of vehicles, with a low-level step leading up to the front door, and with full-height double-opening timber gates leading through to the:

**REAR GARDEN**

A notable feature of the property being larger than one might anticipate for a property of this style and at present providing a further gravelled area which represents opportunities for extra parking and also acting as a patio area for sitting out, this leading via a paved walkway on to an area of lawn which contains a raised timber decking area which provides an ideal space for outdoor dining and entertaining, with the rear of the garden housing a timber garden storage shed. Unusually, the garden also contains:

**OUTBUILDING**

12'3" x 15'1" approx (3.75m x 4.6m approx)  
Of timber construction set on to a concrete base, with two glazed windows on to side aspect and with fully insulated walls and ceiling.

A particularly versatile building which is currently serving as a garden bar/games room but which could also serve as a home office/home gym or a variety of a number of usages (LA consent permitting).

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY & COUNCIL TAX**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Council Tax band 'B'.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.