

FOR SALE

20 Lancer Road, Shrewsbury, SY1 4FF



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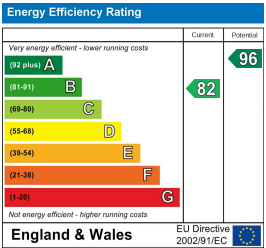
Offers in the region of £205,000

20 Lancer Road, Shrewsbury, SY1 4FF

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 most desirable and well proportioned town house, offering spacious accommodation with parking and easily maintained gardens in a popular residential area.




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Shrewsbury Sales
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Mileages: Close to town amenities



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Convenient location
- Well proportioned rooms
- Designated parking
- Easily maintained gardens
- Popular development
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre proceed along Castle Foregate and onto the A512 Whitchurch Road. Proceed along heading straight pass the Tesco supermarket on the left hand side and take the right turn into Shillingstone Drive. Take the first left onto Rondell Street, followed by the left turn into Pikeman Avenue and then almost immediately right again. Continue along until joining Lancer Road turning left and the property will be identified on the right hand side.

SITUATION

The property is situated in a most convenient residential locality towards the north east outskirts of Shrewsbury. There are a selection of local amenities including shops, retail outlets including Morrisons and Tesco supermarkets. Schooling is available locally along with a regular bus service. The town centre goes on to provide a more comprehensive range of social and leisure amenities together with a rail service. Commuters will be pleased to note there is quick access provided to the A49 bypass, which links to the A5 and M54 motorway and through to Telford.

DESCRIPTION

20 Lancer Road is a highly appealing terraced townhouse which offers well proportioned accommodation throughout. The ground floor offers a modern open plan living, dining, kitchen with double doors leading out to the gardens. There is also a guest WC on the ground floor. To the first floor there is two bedrooms and the bathroom, whilst the second floor accommodation provides a further double bedroom. Outside there is designated parking, whilst the gardens which are located to the rear are laid for ease of maintenance, comprising a patio area and lawns.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase to first floor and door to:

OPEN PLAN LIVING/KITCHEN/DINER

KITCHEN

With a range of eye and base level units comprising cupboards and drawers, with generous work surface area over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Space and plumbing for washing machine, space for fridge. Eye level cupboard housing the IDEAL LOGIC gas fired central heating boiler. Integral electric oven and grill with four ring gas hob unit over and stainless steel splash with filter hood. Breakfast bar eating area.

LIVING AREA

With twin glazed french doors out onto patio and gardens beyond.

GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash and extractor fan.

FIRST FLOOR LANDING

Staircase rising to second floor and door off into:

BEDROOM TWO

With pleasant aspect over garden.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin with panelled bath, with mains fed shower over. Part tiled walls and splash screen, extractor fan.

BEDROOM THREE

SECOND FLOOR LANDING

With built in storage cupboard, and door to:

BEDROOM ONE

With dual aspect windows.

OUTSIDE

The property offers designated parking to the front. With low maintenance gravel borders. Flagged path leads down the side of the property to a gate heading into the rear gardens.

REAR GARDEN

Providing flagged patio seating area, an area laid to lawn and timber and felt storage shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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