

FOR SALE

6 Carmen Avenue, Shrewsbury, SY2 5NR



TOTAL FLOOR AREA - 745 sq.ft. (69.2 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.
Made with Metropix CS024



FOR SALE

Guide Price £290,000

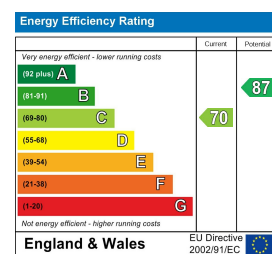
6 Carmen Avenue, Shrewsbury, SY2 5NR

A well presented detached bungalow situated in a quiet and popular cul-de-sac with a beautiful south facing gardens.

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



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 double bedrooms
- Good size sitting room
- Updated shower room
- Conservatory
- Private driveway
- Large Garage/workshop
- South facing gardens
- No onward chain

DESCRIPTION

This spacious two bedroom detached bungalow is well presented and has been updated in certain areas. 6 Carman Avenue provides comfortable living accommodation that includes; the entrance hall that has two bedrooms located off it, both of which are to the front of the property. There is a good size utility room that could be converted to a small third bedroom or office. The shower room has recently been updated. The living accommodation is located to the rear of the property and includes a large open living/dining room with French doors leading into the conservatory offering superb views of the gardens to the rear. The kitchen is located off the living room and has views to the garden and also a further entrance to the property from the driveway. The property benefits from gas fired central heating and double glazing. No upward chain.

Externally there is a large detached garage and ample private parking on the driveway. The rear gardens are a really impressive feature with a patio area leading to the good sized gardens.

ACCOMMODATION

UPVC double glazed windows and gas fired central heating.

ENTRANCE HALL

UTILITY ROOM

LIVING/DINING ROOM

With French doors to the Conservatory and access to the Kitchen. There is also an electric fire.

KITCHEN

With side access.

CONSERVATORY

Door leading to patio and garden beyond.

BEDROOM 1

With built in wardrobes.

BEDROOM 2

Double bedroom.

SHOWER ROOM

With basin and WC.

OUTSIDE

The property is approached over a generous Tarmac driveway with parking for numerous vehicles, whilst giving vehicular access to the detached garage and pedestrian access to the front and side of the bungalow.

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

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com