

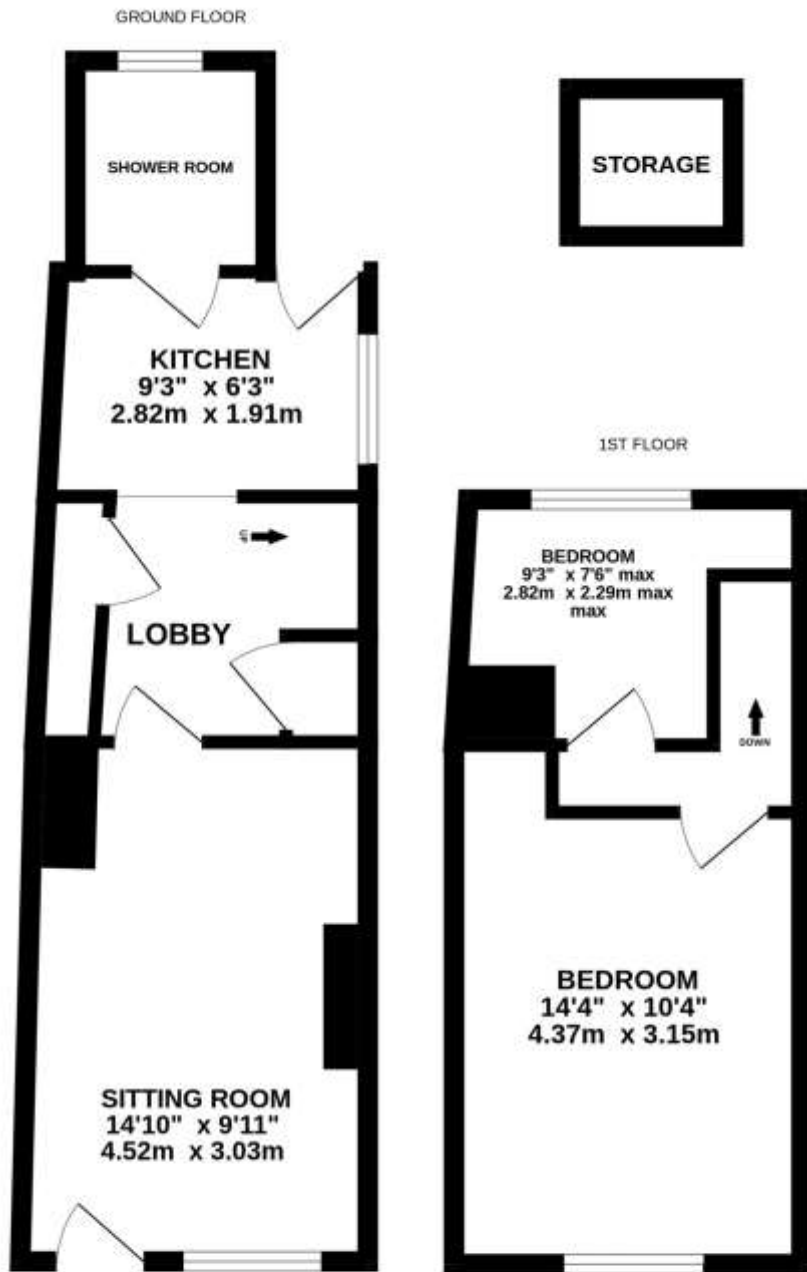


nick tart

www.nicktart.com

40 Railway Street, Bridgnorth





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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Viewing is an absolute must on this refurbished period cottage near the top of Railway Street, in the very heart of Bridgnorth.

Presented impeccably by its current owners with a great attention to detail, the property couldn't be more convenient for the many amenities and facilities on offer in the town and has a pleasant rear garden and the benefit of the rights to having parking permits.

Comprising in brief of a sitting room to the front, an inner lobby with built in storage, a stylish kitchen to the rear and a shower room/cloaks to the ground floor. Two bedrooms are on offer to the first floor.

Replacement double glazing has been fitted and the property is warmed via gas fired central heating.

The rear garden can be accessed via the kitchen or a side passage and has a composite decking area providing a pleasant outside space for alfresco living, backing onto a sandstone feature which has a cave offering some useful storage options.

Available with no upward chain and highly recommended.

Services

All mains services, gas fired central heating. Council tax band B. Energy performance rating D.

The post code for the property is WV16 4AT.

GUIDE PRICE £230,000

Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

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