



£179,000 Freehold—2 bedroom terraced house

sales@cgpooks.co.uk

This spacious, well presented, and improved terrace house also has the benefit of a conservatory, whilst being situated in a nice location with a private garden.

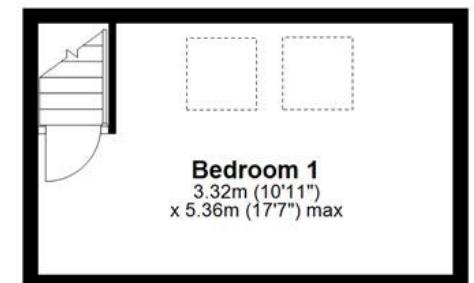
KEY FEATURES

- Entrance hall providing access to a ground floor double bedroom, bathroom and living area.
- Open plan living area with window to rear and glazed sliding doors to the conservatory.
- Kitchen area with wood effect flooring and a range of fitted units.
- uPVC double glazed conservatory with double doors opening onto the rear garden.
- Staircase from living area to first floor, where there is a large double bedroom with roof lights and eves storage.
- uPVC double glazed windows and gas fired central heating.
- Paved and gravelled area to front of property which can potentially provide parking.
- Good sized gravelled and paved, private rear garden, from which there is gated access to further parking area.
- Quiet and private location directly opposite a lovely local park which also leads to the popular Oxon primary school.
- Short walk from both Gains Park and Bicton shopping complexes, Shelton Cricket and bowling club, as well as a good pub/restaurant.

Ground Floor
Approx. 46.9 sq. metres (505.1 sq. feet)



First Floor
Approx. 18.0 sq. metres (194.1 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 sq. feet)





118 Gains Avenue, Bicton Heath, Shrewsbury SY3 5EL

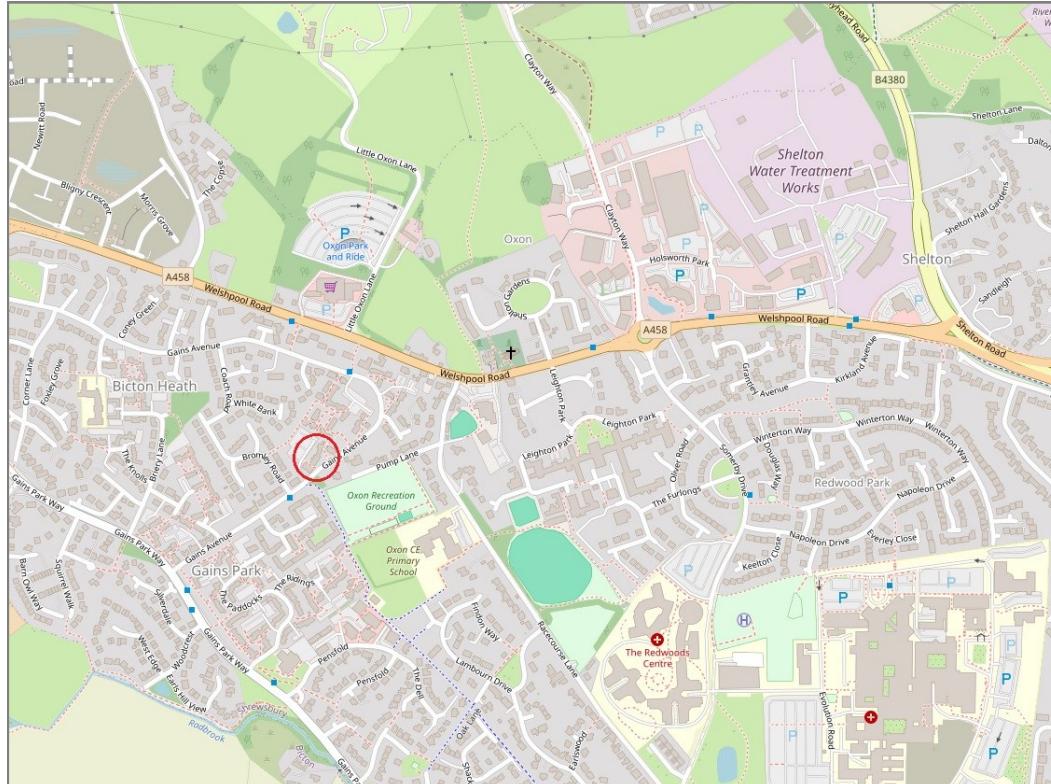
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band A
EPC Band	Band C
Services	All mains services are connected

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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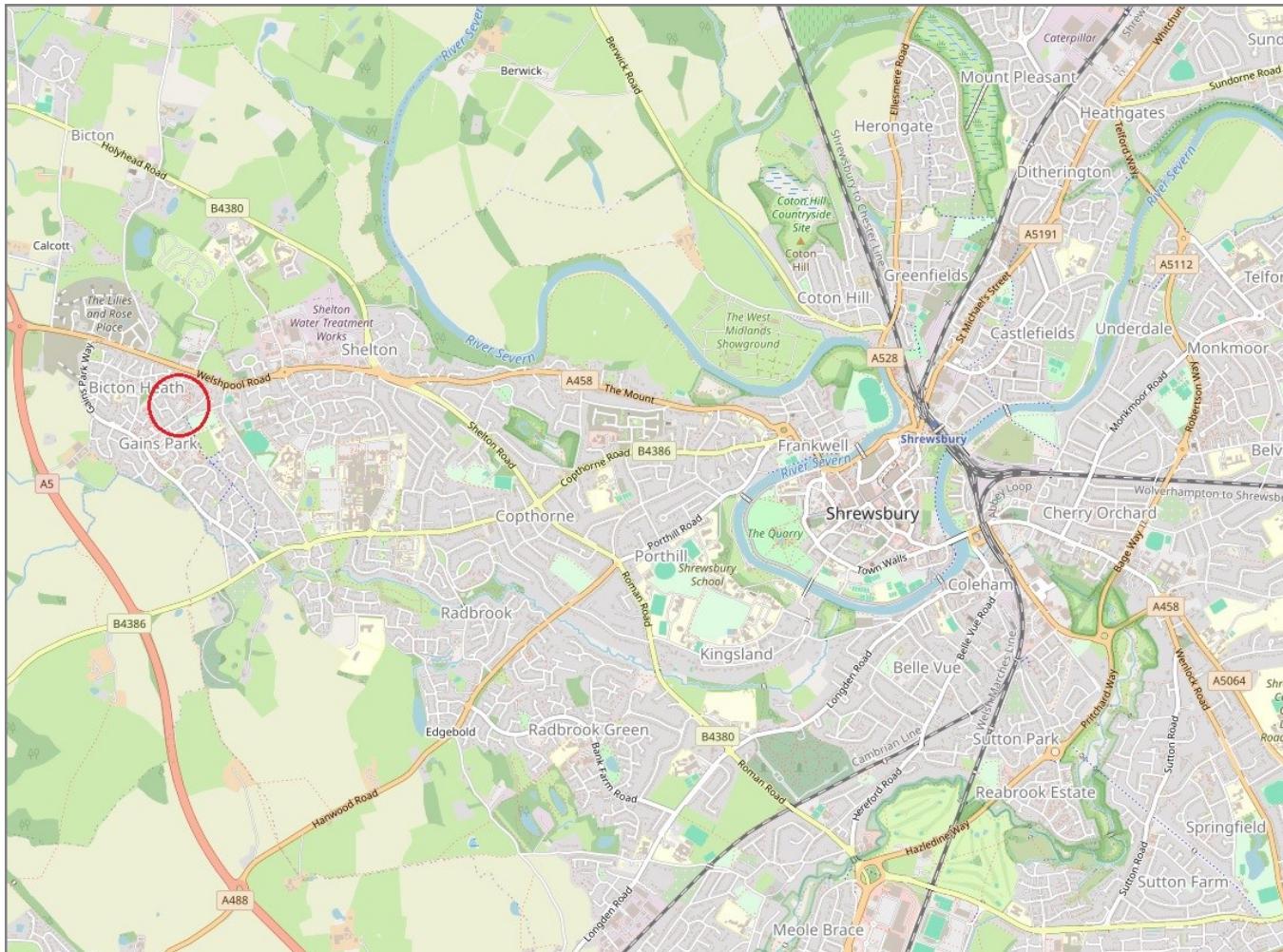


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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