

8 Providence Grove, Abbey Foregate, Shrewsbury,
Shropshire, SY2 6BU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Auction Guide £153,000

Viewing: strictly by appointment through the agent

A deceptively spacious and well proportioned period two double bedroom mid terrace house. The property occupies a lovely tucked away position, yet within striking distance of the medieval town centre of Shrewsbury, tranquil riverside walks leading to the Quarry park and an array of excellent local amenities. This property will be of interest to a number of buyers and viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen/diner, laundry room, cloakroom, enclosed lean to, useful store, first floor landing, two bedrooms, bathroom, brick paved forecourt, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Auctioneer's comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window.

Door gives access to:

Lounge

12'9 x 12'0

Having UPVC double glazed window to front, radiator, coving to ceiling, coal effect electric stove.

Square arch from lounge gives access to:

Kitchen/diner

18'10 x 12'8 max reducing down to 10'4

The dining area comprises: vinyl tiled effect floor covering, coving to ceiling, under-stairs recess. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, free standing cooker with cooker canopy over, fitted workups with inset 1 1/2 sink drainer unit with mixer tap over, vinyl tiled effect floor covering, space for further appliances, tiled splash surrounds, double glazed window.

Double glazed door from kitchen/diner gives access to:

Laundry room

8'7 x 3'6

Having vinyl tiled effect floor covering, polycarbonated roof.

Door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled to walls

UPVC double glazed door from laundry room gives access to:

Enclosed lean to

17'8 x 11'10 max reducing down to 5'2

Having doors leading to rear of property,, vinyl wood effect floor covering.

Door from enclosed lean to gives access to:

Useful store

12'7 x 6'5

This area could make a perfect home office.

From lounge/diner stairs rise to:

First floor landing

Having over-stairs storage cupboard with recently fitted gas fired central heating boiler, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Two double bedrooms and bathroom.

Bedroom one

12'8 max x 11'9

Having UPVC double glazed window to front, shelved storage cupboard, radiator, vinyl wood effect floor covering.

Bedroom two

10'5 max into wardrobe recess reducing down to 8'8

Having fitted wardrobes, storage cupboards, radiator, UPVC double glazed window with pleasing aspect over local bowling green.

Bathroom

Having a three piece suite comprising: panel bath with electric shower over, wash hand basin, low flush WC, radiator, tiled to walls, vinyl floor covering.

Outside

To the front of the property there is a brick paved forecourt with gated access leading to a brick paved patio area with outside lighting point and electricity point.

AGENTS NOTE

To the front of the property (where the current vendors park there vehicle and the land beyond this front garden area), is an unregistered parcel/s of land. If required the vendors will provide a statement of truth regarding this area.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND A

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

