



38 Primrose Drive, Sutton Park, Shrewsbury, Shropshire, SY3 7TP

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**Offers In The Region Of £195,000**

Viewing: strictly by appointment through the agent



Occupying a lovely cul-de-sac position, this is a deceptively spacious one double bedroom terrace house which provides improved and well proportioned accommodation throughout. The property is situated within this sought after residential location within close proximity to excellent amenities and the Shrewsbury town centre. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, re-fitted kitchen, first floor landing, double bedroom, re-fitted bathroom, pleasing gardens, driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Entrance hallway**

7'10 x 3'11

Having vinyl wood effect floor covering.

Door from entrance hallway gives access to:

**L shaped lounge/diner**

13'10 max x 12'11 max

Having UPVC double glazed window overlooking rear gardens, two radiator, under-stairs storage cupboard, wall mounted thermostat control unit.

Door from lounge/diner gives access to:

**Re-fitted kitchen**

8'5 x 5'2

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit tiled splash surrounds, vinyl floor covering, UPVC double glazed window to front, cupboard housing gas fired central heating boiler.

From lounge/diner stairs rise to:

**First floor landing**

Having airing cupboard with hot water tank cylinder unit.

Doors from first floor landing give access to: Double bedroom and re-fitted bathroom.

**Bedroom one**

13'0 x 8'4

Having two UPVC double glazed windows, radiator.

**Re-fitted bathroom**

Having a three piece white suite comprising: Panel bath with electric shower over, glazed shower screen

to side, pedestal wash hand basin, ow flush WC, vinyl floor covering, UPVC double glazed window to front, radiator, fully tiled to walls, loft access.

**Outside**

To the front of the property there is a driveway with single garage having up and over door. Paved pathway then gives access to the front door. To the side of this there is a lawn garden.

Gated access then leads to the property's:

**Side/rear garden**

Which comprises: lawn gardens, well stocked borders containing a variety of shrubs and bushes. These gardens are enclosed by fencing.

**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

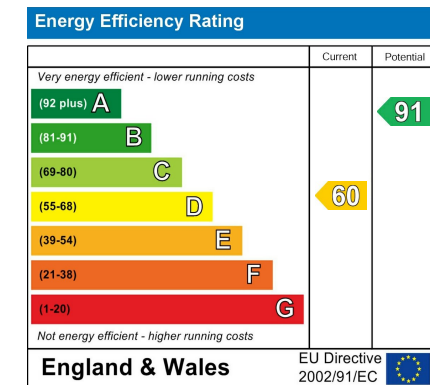
sector to address the issue of transparency of fees.

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.



**FLOORPLANS**