



43 Millers Green, New Park Farm, Shrewsbury, Shropshire,
SY1 2UB

www.hbshrop.co.uk



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Offers In The Region Of £260,000

Viewing: strictly by appointment
through the agent

Occupying a lovely cul-de-sac position and having the added benefit of NO UPWARD CHAIN, this is recently renovated, spacious two double bedroom detached bungalow situated on a generous sized plot. The property is within walking distance of tranquil riverside walks, a variety of good local amenities and is conveniently situated for access to the medieval town centre of Shrewsbury. Viewing is highly recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, L shaped lounge/diner, brand new re-fitted kitchen/breakfast room, two double bedrooms, bathroom, front and good size rear enclosed gardens, generous driveway, detached brick built garage, UPVC double glazing, gas fired central heating, new electrics, brand new flooring throughout. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Storm porch with wooden glazed entrance door gives access to:

Entrance hallway

Having radiator, linen store cupboard housing gas fired central heating boiler, coving to ceiling, loft access, brand new fitted carpet.

Door from hallway gives access to:

L shaped lounge/diner

19'4 max reducing down to 13'1 x 10'4 max Having two UPVC double glazed windows to front, two radiators, gas fire set to a tiled hearth with decorative fire surround, coving to ceiling, TV aerial point, brand new fitted carpet.

Wooden framed glazed door from entrance hallway gives access to:

Brand new re-fitted Kitchen/breakfast room

12'3 x 8'1 Having replaced eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, vinyl floor covering, UPVC double glazed window to side, part glazed door giving access to side of property.

Doors from entrance hallway give access to: Two double bedrooms and bathroom.

Bedroom one

11'6 x 10'1 max into recess Having upvc double glazed window to rear, radiator, coving to ceiling, brand new fitted carpet.

Bedroom two

10'6 x 8'4 Having upvc double glazed window to rear, radiator, coving to ceiling, brand new fitted carpet.

Bathroom

Having three piece coloured suite comprising: panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, radiator.

Outside

To the front of the property there is a lawned garden with inset shrubs. To the side of this there is a stoned and paved large driveway providing ample off street parking for a number of vehicles.

Access is then given to:

Detached brick built garage

Having up and over door, glazed window, part glazed service door to side, tiled pitch roof. In between the bungalow and garage gated access then leads to a:

Pleasant rear garden

Having paved patio area, lawned gardens, inset shrubs and bushes. The rear 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 C

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

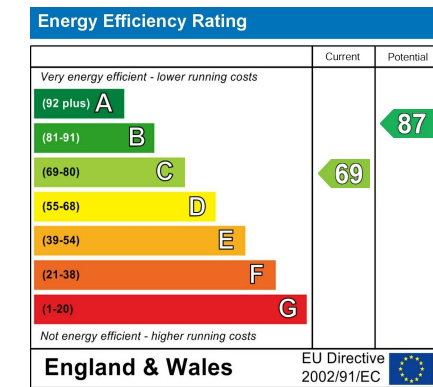
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

