



12 Peace Drive, Belvidere, Shrewsbury, Shropshire, SY2 5NQ

[www.hbshrop.co.uk](http://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 £250,000**

Viewing: strictly by appointment through the agent

Occupying a lovely cul-de-sac position within this highly desirable residential location of Shrewsbury. This is a neatly presented, deceptively spacious and well proportioned two double bedroom detached bungalow with the added benefit of a BRAND NEW KITCHEN. The property is within striking distance of highly regarded schooling, riverside walks and is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. The property has also the added benefit of being offered for sale with NO UPWARD CHAIN and viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, NEW KITCHEN / diner, inner hallway, two double bedrooms, re-fitted bathroom, front and well established rear enclosed gardens, generous driveway, garage with adjoining brick stores, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

The accommodation in greater detail comprises:

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iam sold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

UPVC double glazed entrance door gives access to:

#### Entrance hall

Having UPVC double glazed window, radiator.

Wooden framed door from entrance hall gives access to:

#### Lounge

17'0 x 12'8 max reducing down to 10'9  
Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear of property, two radiators, coving to ceiling, coal effect electric fire set to a marble style hearth with decorative fire surround.

Door from lounge gives access to:

#### BRAND NEW KITCHEN / diner

16'4 x 8'10  
This brand new kitchen comprises: Eye level and base units with built-in cupboards and drawers, BRAND NEW integrated oven, cooker, induction hob, fridge, dishwasher and washing machine, concealed cooker canopy over, fitted worktops with inset stainless steel sink, wall mounted gas fired central heating boiler, coving to ceiling, UPVC double glazed door giving access to side of property, UPVC double glazed window to side.

This dining area comprises: UPVC double glazed window to front, radiator, coving to ceiling.

Door from lounge gives access to:

#### Inner hallway

Having loft access, airing cupboard.

Doors from inner hallway give access to: Two double bedrooms and re-fitted bathroom.

#### Bedroom one

13'11 x 8'10  
Having UPVC double glazed window to rear, built-in double wardrobe with storage cupboard above, radiator, coving to ceiling.

#### Bedroom two

11'5 x 8'9  
Having UPVC double glazed window to rear, radiator, coving to ceiling.

#### Re-fitted bathroom

Having a three piece white suite comprising: panel bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, UPVC double glaze window to side, part tiled to walls, extractor fan to ceiling.

#### Outside

To the front of the property there is a lawn garden. To the side of this there is a generous size brick edge tarmac driveway providing ample off street parking. Access is then given to a paved area which in turn leads to the property's:

#### Garage

Having up and over door with adjoining brick stores.

In between the bungalow and garage gated pedestrian access then leads to the property's:

#### Attractive, well established rear gardens

Having paved patio area, lawn garden, well stocked beds containing a variety of shrubs, plants, bushes etc, outside lighting point. The rear gardens are enclosed

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

