

81 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire,
SY3 5EJ

www.hbshrop.co.uk



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Offers In The Region Of £135,000

Viewing: strictly by appointment
through the agent

Drescription

Occupying a particularly secluded position, this is a deceptively spacious two bedroom end of terrace house located within this popular residential location. The property would benefit from general modernisation/improvement and is within close proximity to excellent local amenities some of which include: The Royal Shrewsbury Hospital, local Co-op, Oxon C of E infants and junior school, takeaway outlets etc. Viewing is recommended by the agent.

The accommodation briefly comprises

Entrance hallway, lounge/diner, glazed lean to, kitchen, ground floor bedroom, ground floor bathroom, first floor landing, first floor bedroom, front and rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN

Double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, dado rail, wall mounted thermostat control unit.

From entrance hallway door gives access to:

Kitchen

10'10 x 5'7

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset sink, wood effect flooring, tiled splash surrounds.

Wooden framed glazed door from kitchen gives access to:

Lounge/diner

14'7 max x 11'0 max

Having gas fire set to tiled hearth with decorative fire surround, UPVC double glazed window to rear, radiator.

Sliding door gives access to:

Glazed lean to

Comprising: Wood effect flooring, glazed doors giving access to rear gardens, range of glazed windows and glazed roof.

From entrance hallway door gives access to:

Ground floor bedroom

11'7 x 8'9

Having UPVC double glazed window to front, shelved storage cupboard plus additional storage cupboard housing Worcester gas fired central heating boiler.

Door from entrance hallway gives access to:

Bathroom

Having a three piece suite comprising: Panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, tiled to walls, UPVC double glazed window to front.

From lounge/diner stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, linen store cupboard.

Door from first floor landing then gives access to:

Bedroom

14'4 x 13'7 max reducing down to 10'11

Having eaves storage, UPVC double glazed window to rear, radiator.

Outside

To the front of the property there is a low maintenance stone section and lawn garden with paved pathway giving access to front door.

Rear gardens

Comprises:; Stoned area, paved patio, brick built BBQ. The rear gardens are partially 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).

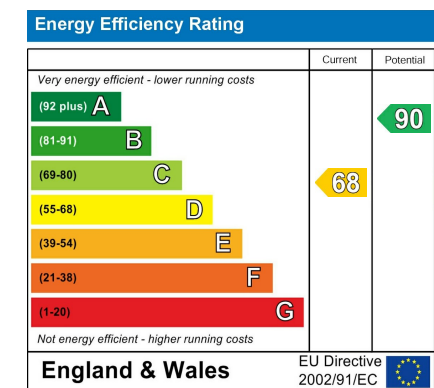
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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS