

34 Havelock Road, Belle Vue, Shrewsbury, Shropshire,
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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.
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Offered for sale with NO UPWARD CHAIN. This is an attractive, beautifully presented three double bedroom period mid terrace town house with improved accommodation over four floors which will appeal to many buyers. The property is situated within this desirable residential location, easy reach of a variety of excellent local amenities, tranquil Riverside walks leading to the Quarry park and Shrewsbury town centre. Commuters will also be pleased to know that access to the local bypass is readily accessible which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, modern refitted kitchen, cellar, first floor landing having two double bedrooms, refitted bathroom, second floor bedroom, front and attractive rear enclosed gardens with pleasing aspect, period features, gas fired central heating, .

The accommodation in greater detail comprises:

Part glazed wooden entrance door with glazed window above gives access to:

Entrance hallway

Having radiator, exposed wooden flooring.

Wooden panel door from entrance hallway gives access to:

Lounge

12'10 max x 9'10

Having glazed sash window to front, radiator, wood burning stove, exposed wooden flooring.

Wooden panel door from entrance hallway gives access to:

Dining room

12'0 x 10'3

Having fitted store cupboard with base unit below, engineered wooden flooring, glazed sash windows to rear, radiator, recessed spotlights to ceiling.

Part glazed wooden panel door from dining room gives access to:

Refitted kitchen

8'11 x 7'3

Having modern eye level and base units with built-in cupboards, integrated oven, four ring gas hob, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, glazed sash window to rear, quarry tiled floor, tiled splash surrounds, door giving access to rear of property.

Wooden panel door from refitted kitchen gives access to a brick staircase which leads down to:

Cellar and former coal chute

Cellar

12'11 x 9'3

Having glazed window, fitted light.

From entrance hallway stairs rise to:

First floor landing

Having Velux roof window.

Wooden panel doors then give access to: Two double bedrooms and refitted bathroom.

Bedroom

13'2 x 11'0

Having glazed sash window to front, period fireplace, radiator, exposed wooden flooring.

Bedroom

12'0 x 6'7 excluding recess

Having fitted double wardrobe with storage cupboard above, glazed sash window to rear, exposed wooden flooring.

Refitted bathroom

Having timber style panel bath with mixer shower over, low flush WC, pedestal wash hand basin, linen store cupboard, glazed sash window to rear, vinyl floor covering.

From first floor landing stairs rise to:

Second floor bedroom

15'1 x 12'2

Having glazed windows to front and rear of property, eaves storage, radiator, exposed wooden flooring, period fireplace, fitted wardrobe/store cupboard.

Outside

To the front of the property paved path gives access to front door with a mature shrub area to side with low rise brick walling.

Rear gardens

The rear of the property has an attractive garden with brick paved area, stone sections, mature shrubs, plants and bushes, useful brick outhouse having space for washing machine and wall mounted gas fired central heating boiler, neighbouring property's a pedestrian right of way over the rear gardens if required, a pleasing aspect to a local woodland.

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 B

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		82
(81-91) B		
(69-80) C		61
(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

