

122 Gains Avenue, Gains Park, Shrewsbury, Shropshire,
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www.hbshrop.co.uk



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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 is this much improved, spacious and extended two double bedroom end of terrace house, offering versatile and appealing living accommodation throughout. The property occupies a particularly secluded position within this popular residential location and is within easy reach of excellent local amenities, the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, modern open plan lounge/diner/kitchen, large sitting room, ground floor double bedroom, refitted ground floor shower room, first floor landing having further double bedroom with feature jacuzzi style bath, separate WC, low maintenance front and rear enclosed gardens, allocated parking within nearby residence car park, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance hallway

Having oak wooden flooring, radiator, recessed spotlights to ceiling.

Door from entrance hallway gives access to:

Open plan lounge/diner/kitchen

17'8 max x 17'1 max

The kitchen area comprises: Modern replaced eye level and base units, integrated oven with four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, free standing washing machine, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, oak wooden flooring. The lounge/diner area comprises: Oak wooden flooring, UPVC double glazed window to rear with UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, contemporary wall hung radiator.

Door from open panel lounge/diner/kitchen gives access to:

Large sitting room

22'9 x 7'3

Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, wood effect flooring, radiator, wall light points.

From entrance hallway doors give access to: Ground floor bedroom and refitted shower room.

Ground floor bedroom

11'7 x 8'10

Having UPVC double glazed window to front, radiator, wood effect flooring, cupboard housing gas fired central heating boiler.

Refitted shower room

Having large walk-in tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, tiled floor, tiled to walls, recessed spotlights to ceiling, UPVC double glazed window to front.

From lounge/diner/kitchen stairs rise to:

First floor landing

Having doors giving access to bedroom and WC.

Bedroom

14'4 x 10'9

Having a feature jacuzzi bath with tiled splash surrounds, UPVC double glazed window to side, eaves storage, modern wash hand basin set to vanity unit with tiled splash surround, radiator, telephone extension point.

Separate WC

Having low flush WC, tiled floor, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a decked area with small paved pathway giving access to front door. The rear gardens offer low maintenance having two decked area, paved patio, timber famed covered arear with wall light points, timber garden shed, gated side pedestrian access leading to a residence car park where there is an allocated car parking for the property

Services

Mains water, electricity, septic drainage 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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

