



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.

70 Gains Avenue, Bicton Heath, Shrewsbury, Shropshire,
SY3 5EL

www.hbshrop.co.uk



Offers In The Region Of £184,995

Viewing: strictly by appointment
through the agent

A well presented, improved and deceptively spacious two double bedroom mid terrace house which will appeal to many potential buyers. The property is situated within this popular residential location, close proximity to excellent amenities, the Royal Shrewsbury Hospital and local bypass linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen, first floor landing, two double bedrooms, modern refitted bathroom, low maintenance front and southerly facing rear enclosed gardens, allocated car parking space, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect laminate flooring, under stairs storage cupboard.

Part glazed door from entrance hallway gives access to:

Lounge/diner

18'7 x 9'8 max

Having two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear of garden, wood effect laminate flooring, radiator.

Door way from entrance hallway gives access to:

Contemporary refitted kitchen

7'0 x 6'8

Having a range of replace contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over, space for fridge, space for washing machine, fitted worktops with inset 1 1/2 stainless steel sink drainer unit, vinyl floor covering, UPVC double glazed window to rear.

From lounge/diner stairs rise to:

First floor landing

Having two UPVC double glazed windows to front, loft access.

Doors from first floor landing give access to: Two double bedrooms and refitted bathroom.

Bedroom one

10'0 x 8'3

Having UPVC double glazed window to rear, over stairs storage cupboard housing gas fired central heating boiler,

large over stairs wardrobe, radiator, wood effect laminate flooring.

Bedroom two

10'1 x 7'1

Having UPVC double glazed window to rear, wood effect laminate flooring.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over and glazed shower screen to side, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, mirror fronted bathroom cabinet, heated chrome style towel rail, UPVC double glazed window to front, vinyl floor covering, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property paved pathway gives access to front door with a low maintenance stone section to side. The rear garden offered a southerly facing aspect having low maintenance paved patio, stone borders with inset shrubs, timber garden shed with partial covered canopy to side. The rear gardens are enclosed by fencing and provides a pedestrian access. The property is being sold with one allocated car parking space.

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).

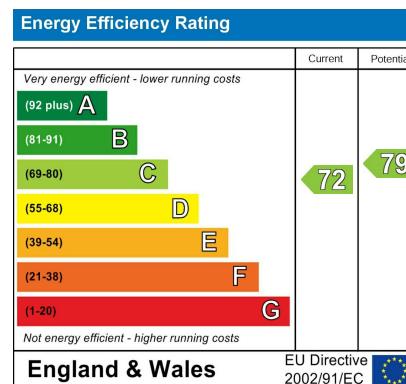
Referral fee disclaimer

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.



FLOORPLANS

