



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

73 Lambourn Drive, Shrewsbury, SY3 5NE

**Asking Price
£170,000**

To view this property please call us on **01743 236 800** Ref: T7952/WM/lrd

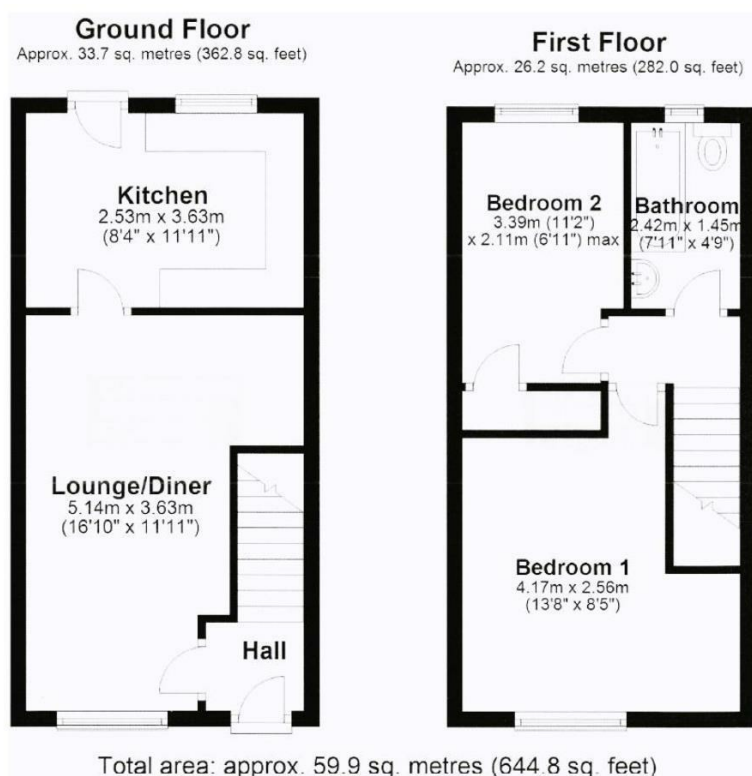
Well presented, modern, two bedroom end of terrace house

This well presented, deceptively spacious two bedroom end of terrace house, occupies a quiet and secluded cul-de-sac position. With gas fired central heating and double glazing, the property briefly comprises: entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Two parking spaces to the front of the property and garden to the rear.

The property is within close proximity to excellent local amenities including schools and the Royal Shrewsbury Hospital and well placed for ease of access to the Shrewsbury town centre and the Shrewsbury bypass with links to the M54 motorway,



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE/DINING ROOM

16'10" x 11'10" (5.14 x 3.63)

Window to the front

Wall-mounted stone effect electric fire

Under stairs recess

KITCHEN

8'3" x 11'10" (2.53 x 3.63)

Stylish kitchen with a range of modern, matching wall and base units

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'8" x 8'4" (4.17 x 2.56)

Window to the front

BEDROOM 2

11'1" x 6'11" (3.39 x 2.11)

Window overlooking the rear garden

BATHROOM

7'11" x 4'9" (2.42 x 1.45)

Panelled bath with electric shower over

Pedestal wash hand basin

WC - low type flush

OUTSIDE THE PROPERTY

To the front, there are two parking spaces

Gated side access leads to an enclosed rear garden with a paved terrace and lawn area.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A458 (Welshpool Road) and after a short distance, turn left into Racecourse Lane. Turn right into Lambourn Drive, follow the road round and the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

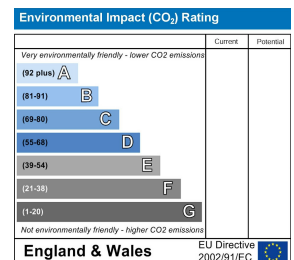
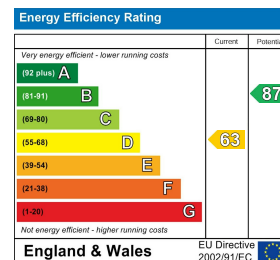
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones