HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

2 Riverview Warrenby Close, New Park Farm, Shrewsbury, Shropshire, SY1 2UL

www.hbshrop.co.uk

Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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2 Riverview Warrenby Close, New Park Farm, Shrewsbury, Shropshire, SY1 2UL

Offered For Sale with NO UPWARD CHAIN, this spacious and improved three-bedroom detached bungalow enjoys an enviable setting within the popular New Park Farm area of Castlefields. Providing comfortable and well-proportioned accommodation arranged entirely on one level, the bungalow combines modern living with generous outdoor space. A particular feature is its elevated position overlooking the River Severn, with views extending across the surrounding landscape and creating a peaceful backdrop from the accommodation and gardens. The location is equally appealing. Shrewsbury town centre is within easy walking distance, providing a wealth of independent and high-street shopping, cafés, restaurants, bars and leisure facilities. The renowned Quarry Park is also close by, offering beautiful riverside walks and an opportunity to enjoy the town's historic surroundings. The combination of spacious single-storey accommodation, a peaceful setting and excellent access to the town centre makes this a particularly appealing home. Early viewing is strongly recommended.

The accommodation briefly comprises of the following: entrance porch, hallway, lounge, large UPVC double-glazed conservatory, attractive kitchen/breakfast room, master bedroom with refitted ensuite shower room, two further bedrooms, principal refitted shower room, brick paved driveway, carport, good size side and rear enclosed gardens with a delightful aspect over the River Severn and beyond, UPVC double glazing throughout, gas-fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
12'7 x 5'3
Having UPVC double glazed windows to front, wall light point, UPVC double glazed door with UPVC double glazed window to side gives access to:

Entrance hallway
Having loft access with ladder leading to attic space, radiator, cupboard housing gas fired central heating boiler.

Door from entrance hallway gives access to:

Lounge
14'10 x 12'5
Having wood effect flooring, recessed spotlights to ceiling, radiator, TV and telephone points.

UPVC double glazed French doors from lounge gives access to:

UPVC double glazed conservatory
19'10 x 7'3
The conservatory features a brick base, wood-effect flooring and a range of UPVC double-glazed windows overlooking the property's rear gardens and towards the River Severn. Further features include a UPVC double-glazed roof, fitted window and roof blinds, wall light and power points.

Door from entrance hallway gives access to:

Kitchen/diner
12'6 x 11'11
Having attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, microwave , four ring electric induction hob, washing machine, free standing fridge freezer with water dispenser, wood effect flooring, recessed spotlights to ceiling, UPVC double glazed window to front, tiled splash surrounds, UPVC double glazed door giving access to side of bungalow, radiator.

Doors from entrance hallway give access to: Three bedrooms and refitted shower room.

Bedroom one
12'2 x 10'10
Having UPVC double-glazed window with a pleasing aspect to over the property's rear gardens and the River Severn, radiator.

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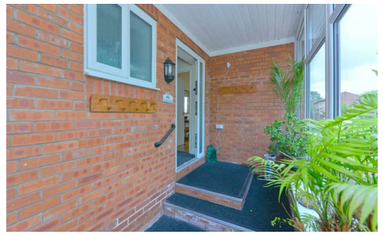

From bedroom one door gives access to:

Refitted ensuite shower room
Having walk-on shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, vinyl floor covering, UPVC double glazed window to side, mirror fronted bathroom cabinet, extractor fan to ceiling.

Bedroom two
11'1 x 8'3
Having UPVC double glazed window looking into conservatory, radiator.

Bedroom three
9'1 x 7'9
Having UPVC double glazed window to front, radiator.

Refitted shower room
Having large walk-in shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit and storage cupboard below, UPVC double glazed window, heated chrome style towel rail, mirror fronted bathroom cabinet and extractor fan to ceiling.

Outside
To the front of the property, a shared access leads to No. 2 Riverview, with a brick-paved driveway and carport. Gated pedestrian access to both sides of the bungalow leads to the rear gardens and external areas.

Generous size rear enclosed gardens
Having paved patio with timber garden shed, lawn gardens with fruit trees, shrubs and bushes, raised decked area which takes full advantage of the river side view. The gardens are enclosed by fencing and offer good levels of privacy.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. Broadband is also understood to be available. None of these services have been tested.

COUNCIL TAX BAND C

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

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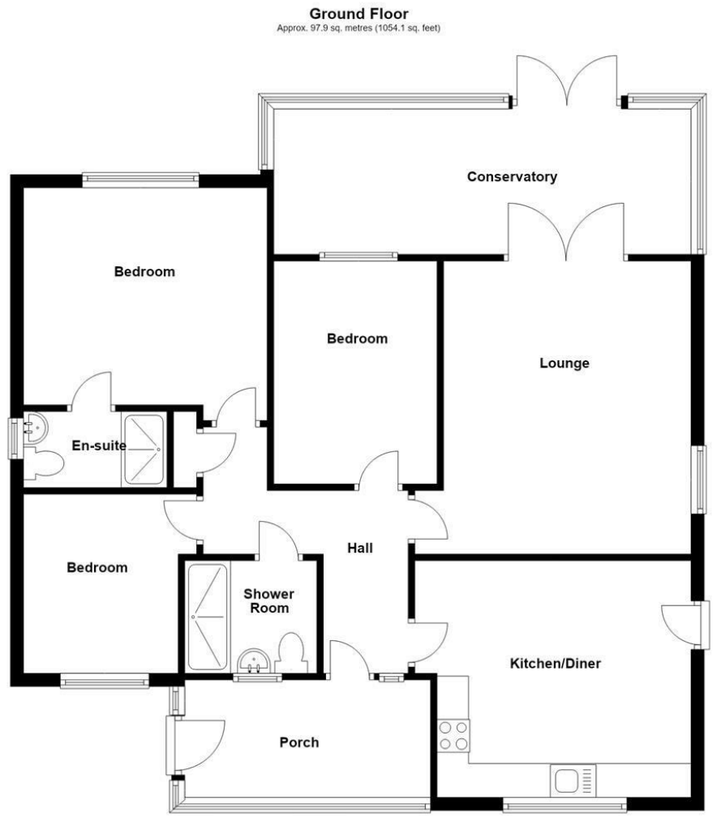

Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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