HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

23 Portland Crescent, Belvidere, Shrewsbury, SY2 5NH

www.hbshrop.co.uk

Offers In The Region Of £320,000

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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Occupying a particularly generous plot within this popular and established area, this two double bedroom detached bungalow (formally a purpose built three bedroom) offering an excellent opportunity for those seeking well proportioned single storey accommodation, together with a sizeable garden allowing potential for further improvements/expansion if required (subject to planning). The property enjoys a desirable position on Portland Crescent, a well regarded residential location combining a peaceful neighbourhood setting with excellent everyday convenience. The accommodation provides comfortable and versatile living space throughout and has the added benefit of being offered for sale with NO UPWARD CHAIN. A good selection of amenities can be found close by including a Sainsburys Local, independent convenience stores, local shops, butchers, schools and medical facilities. A regular bus service with routes to the town centre and surrounding areas also operates on a regular basis. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, spacious lounge, separate dining room, attractive kitchen. inner hallway, two double bedrooms, three piece bathroom suite, separate WC, front and large rear enclosed gardens, generous driveway detached brick built garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having UPVC double glazed window to front, cloaks cupboard, shelved storage cupboard.

Wooden framed glazed door from entrance hallway gives access to:

Lounge
20'8 x 10'8
Having UPVC double glazed window to front and side of property, wood effect flooring, radiator, modern stone effect electric fire to a decorative tiled hearth with tiled mantle, coving to ceiling, shelved display unit, interconnecting door to inner hallway.

From entrance hallway wooden framed glazed door gives access to:

Dining room
14'11 max reducing down to 9'1 min x 10'0
Having UPVC double glazed windows to front and side of property, wood effect flooring, coving to ceiling, radiator.

Doorway from dining room gives access to:

Attractive Kitchen
Having eye level and base units with built-in cupboards and drawers, free standing cooker, wall mounted cooker canopy, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC double glazed windows to side, UPVC double glazed door giving access to side/driveway of property, vinyl tiled effect floor covering, cupboard housing gas fired central heating boiler.

Wooden framed glazed door from kitchen gives access to:

Inner hallway
Having loft access, radiator, wood effect flooring.

Doors from inner hallway then give access to: laundry room, two double bedrooms, bathroom and separate WC.

Laundry room
6'1 x 5'5
Having wash hand basin, space for washing machine, UPVC double glazed window to side, part tiled to walls, radiator.

Bedroom one
12'10 x 9'11
Having UPVC double glazed window to rear, radiator, coving to ceiling, wood effect flooring.

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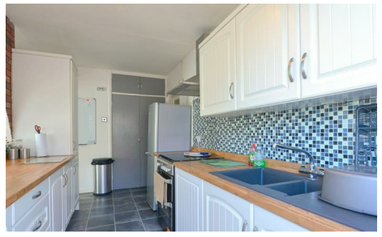

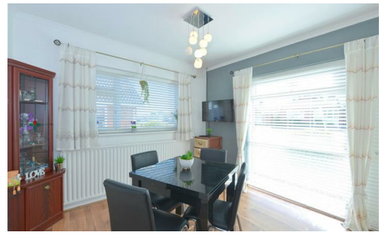
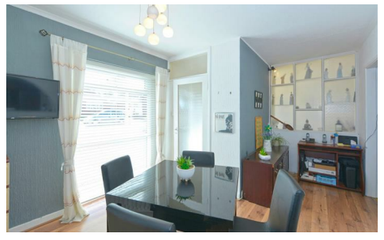

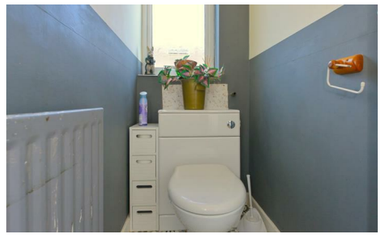
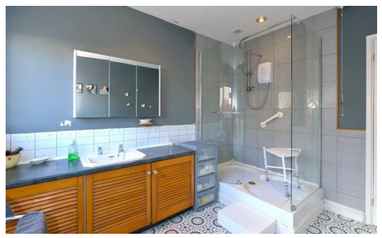

Bedroom two
10'2 x 9'8
Having UPVC double glazed window to rear, wood effect flooring, radiator.

Bathroom
Having a three piece suite comprising: Panel bath with shower attachment off taps, large tiled shower cubicle with contemporary glazed shower screens with wall mounted electric shower, wash hand basin set to vanity unit, UPVC double glazed window to side, radiator, vinyl floor covering, recessed spotlights and extractor fan to ceiling,, part tiled to walls.

Separate WC
Having low flush WC with hidden cistern, radiator, UPVC double glazed window to side.

Outside
To the front of the property there is a crazy paved pathway giving access to front door with low maintenance stone sectons to either side and inset shrubs. To the side of the bunaglow there is a generous driveway which provides ample off street parking for a number of vehicles and gives access to:

Detached brick built garrage
17'1 x 8'7
in between the garage and bungalow access is given to the property's:

Large rear gardens
Which comprise: paved patio, paved steps, paved sun terrace, paved pathways, stone sections, lawn gardens and an array of mature shrubs, plants and bushes. timber garden shed, outside cold tap. The rear gardens are enclosed.

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.

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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.
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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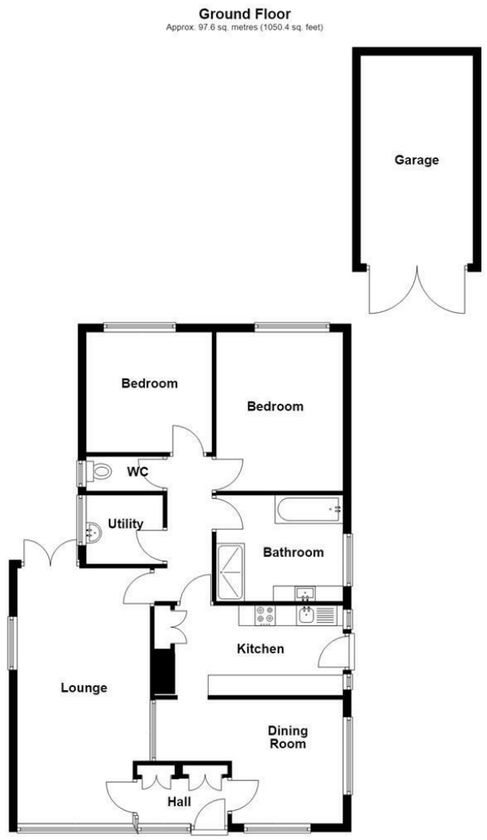

Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

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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