



2 Gladstone Terrace, Greenfield Street, Greenfields,
Shrewsbury, Shropshire, SY1 2QJ

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:

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Offers In The Region Of £230,000

Viewing: strictly by appointment
through the agent

An attractive, improved and spacious two double bedroom bay fronted period mid terrace house. The property is situated within this favoured residential location within walking distance of the Shrewsbury town Centre and well placed for easy access to the local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, kitchen/diner with walk-in pantry, first floor landing, two double bedrooms, re-fitted bathroom, front and rear enclosed gardens with outside WC, gas fired central heating, double glazing, popular residential location.

The accommodation in greater detail comprises:

Replacement entrance door gives access to:

Hallway

Having tiled floor.

Door from hallway gives access to:

Bay fronted lounge

12'4 max into bay x 10'3

Having UPVC double glazed bay window to front, radiator.

Wooden framed glazed double doors from bay fronted lounge gives access to:

Kitchen/diner

18'2 x 10'0

And comprises: Eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob and stainless steel cooker canopy over, space for appliances, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear with UPVC double glazed door giving access to rear gardens, tiled splash surrounds, wood effect flooring, radiator, pantry and walk-in understairs store cupboard.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors from first floor landing then give access to: Two double bedrooms and re-fitted bathroom.

Bedroom one

13'4 max into recess reducing down to 10'5 x 10'9

Having UPVC double glazed window to front, radiator.

Bedroom two

11'8 x 7'0

Having UPVC double glazed window to rear, radiator.

Re-fitted bathroom

Having panel bath with drench shower over with mixer tap off and glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, heated towel rail, extractor fan to ceiling.

Outside

To the front of the property there is a low maintenance stoned front garden with paved pathway giving access to front door. The front gardens are enclosed by timber fencing.

Rear gardens

The rear gardens comprise: Paved patio area, lawn garden, vegetable plot, borders with inset shrubs and bushes. Gated pedestrian access, outside lighting point, brick built WC having low flush WC, wall mounted gas fired central heating boiler.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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

