

16 The Paddocks, Gains Park, Shrewsbury, Shropshire,  
SY3 5EP

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**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.
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**Offers In The Region Of £220,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing position within this favoured residential location, this is a deceptively spacious, well presented and improved three bedroom mid terrace house. The property boasts well proportioned bright and airy living accommodation throughout which will appeal to many buyers. Gains Park is serviced by excellent local amenities, some of which include: convenience store, infants and primary school, takeaway outlets, Co-Op supermarket and the Royal Shrewsbury Hospital. Access to the Shrewsbury town centre is readily accessible along with the easy access to the local bypass. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: entrance hallway, lounge, modern refitted kitchen/diner, UPVC double glazed conservatory, first floor landing, three bedrooms, refitted bathroom, front and southerly facing rear enclosed gardens, allocated car parking space within a nearby residence car park, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having wood effect laminate flooring, radiator.

Door from entrance hallway gives access to:

**Lounge**

13'4 x 12'9

Having UPVC double glazed window to front, radiator, understairs storage cupboard.

Door from lounge gives access to:

**Refitted kitchen/diner**

16'3 x 10'2

Having replace modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, space for appliances, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, wall mounted gas fired central heating boiler, two UPVC double glazed windows to rear, tiled floor, radiator.

UPVC double glazed door from refitted kitchen/diner gives access to:

**UPVC double glazed conservatory**

8'11 x 8'5

Having UPVC double glazed window with fitted blinds overlooking the rear gardens of the property, UPVC double glazed roof, wood effect flooring, radiator, wall light points.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access, wall mounted digital thermostat control unit, over stairs storage cupboard.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

**Bedroom one**

11'2 x 8'8

Having UPVC double glazed window to front, radiator, large built-in mirror fronted wardrobe.

**Bedroom two**

9'5 x 8'4

Having UPVC double glazed window to rear, radiator, fitted double wardrobe.

**Bedroom three**

8'0 x 7'3

Having UPVC double glazed window to front, radiator, vinyl tiled effect flooring.

**Refitted bathroom**

Having a three piece white suite comprising: panel bath with mixer shower over, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, tiled floor, tiled to walls, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawn garden with paved pathway giving access to front door. Gated rear pedestrian access then leads to the property's:

**Southerly facing rear garden**

Having paved patio area, lawn garden, borders with inset shrubs, timber garden shed. In a nearby residence carpark there is 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**FLOORPLANS**

