

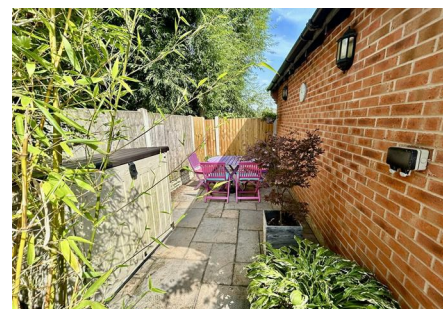
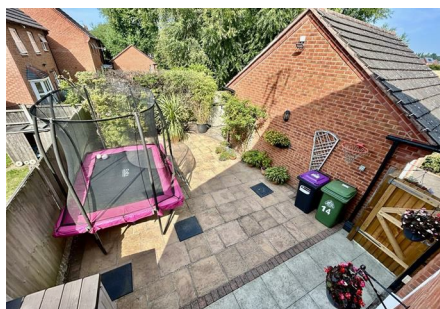
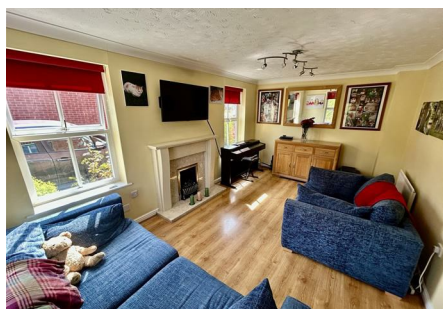


FOR SALE

Offers in the region of £205,000

14 Gambrell Avenue, Whitchurch,
Shropshire, SY13 1GT

This is an excellent opportunity to acquire family home in a popular location of Whitchurch. The property is tucked away at the end of a drive and looks out onto a field. The property comprises reception hall, living room, dining room, kitchen and cloaks with W.C. To the 1st floor are three bedrooms, en suite shower room and a bathroom. There is parking for at least 3 cars and a single garage. There is an enclosed garden to the rear of the house.



Whitchurch 0.5 mile, Nantwich 12 miles, Shrewsbury & Chester 21 miles. All distances are approximate



- Modern Terraced Family Home
- Very Well Presented, Hall
- Living Room, Dining Room
- Kitchen, Cloaks with W.C
- Three Bedrooms, Two Bathrooms
- Parking and Single Garage
- Attractive Enclosed Gardens
- Viewing Highly Recommended

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell 14 Gambrell Avenue by private treaty.

This well presented property is located in a popular part of Whitchurch and it briefly comprises reception hall with cloakroom and W.C. There are double doors off the hall to the living room which has three windows, feature fire place and wood laminate flooring. There is a dining room to the front with windows to the front and side and adjacent to this is the kitchen. The kitchen has a range of base and wall mounted units, work top surfaces, drainer sink unit and gas hob with electric oven beneath. The kitchen has a store cupboard beneath the staircase and window and door to the gardens.

The stairs ascend from the reception hall to the 1st floor landing where there is a door to an airing cupboard. The master bedroom is to the front and has a great outlook over the adjacent field. The main bedroom also has two fitted wardrobes and an en-suite which comprises shower, low flush W.C, vanity unit with wash hand basin and towel radiator. There are two further bedrooms to the 1st floor both with wardrobes and there is also a family bathroom with panelled bath with shower mixer tap, low flush W.C and wash hand basin. The property has gas fired heating and double glazed windows.

Outside & Garage

The property is accessed of Gambrell Avenue down a drive which goes down the side of the house and round to the front where the garage is. There is parking for at least 3 cars. Access to the garden is from the drive or the kitchen. The gardens are designed with low maintenance in mind but with some specimen plants and shrubs. There is also a very pleasant paved sitting area to the rear of the garage.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Directions

From Whitchurch drive up Talbot Street towards the football club and at the top of Talbot Street turn left into Egerton Road and then right into Gambrell Avenue. Follow the road round for about 250 metres and turn right into the drive just past 12 Gambrell Avenue.

What 3 Words

///catapult.infect.other

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW
WH1665 130825

Council Tax - Shropshire

The current Council Tax Band is 'C' on the Shropshire Council Register.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Services - All

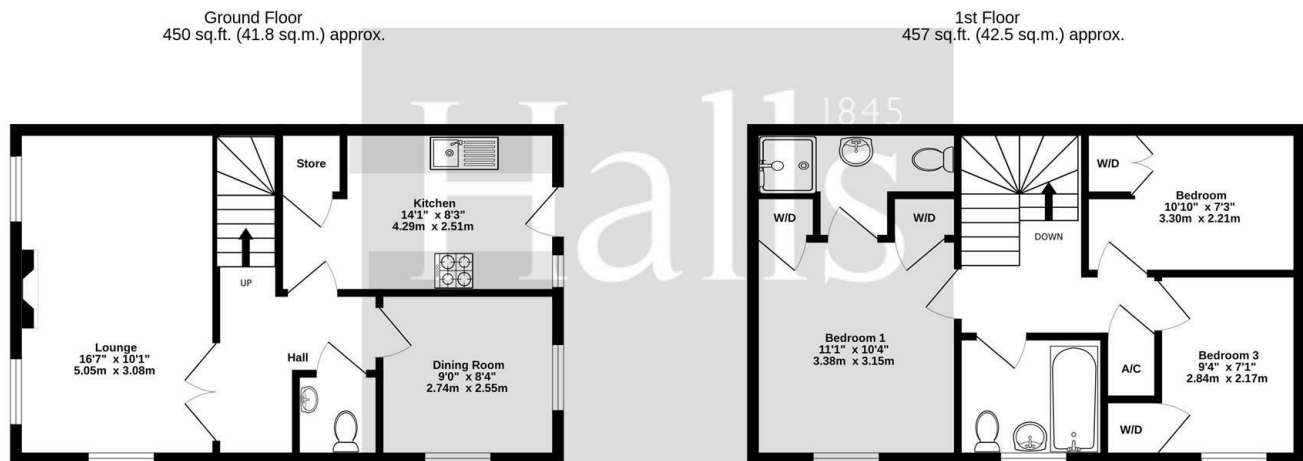
We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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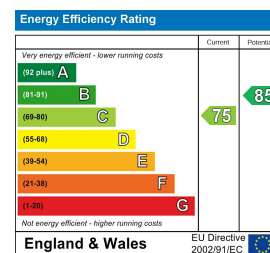
TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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