



**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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £249,995**

Viewing: strictly by appointment through the agent

Situated in the sought after residential location of Bayston Hill, this three bedroom semi-detached house offers a well proportioned and welcoming layout ideal for many buyers including families, first time buyers or those looking to upsize. Bayston Hill is serviced by excellent local amenities some of which include: medical practice, schooling, convenient store, takeaway outlets, public house and tranquil countryside walks. Offered to market with NO UPWARD CHAIN this property presents an excellent opportunity for a smooth and straight forward purchase. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, spacious kitchen / diner, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating, popular residential location, NO UPWARD CHAIN and viewing is recommended

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

#### Entrance hallway

Having radiator. Wooden framed glazed door from entrance hallway gives access to:

#### Lounge

13'10 x 11'8

Having UPVC double glazed window to front, radiator, painted exposed brick fire surround with timber mantle and TV aerial point, Wooden framed glazed door from lounge gives access to:

#### Kitchen / diner

17'0 x 11'0

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, free standing oven with grill and four ring electric hob with extractor fan over (extractor fan in need of repair), free standing fridge/freezer, radiator, UPVC double glazed window to rear, coving to ceiling, UPVC double glazed door giving access to side of property and store cupboard housing replaced electricity consumer unit.

From entrance hallway stairs rise to:

#### First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard and over stairs store cupboard housing gas fired central heating boiler. From first floor landing doors give access to three bedrooms and bathroom.

#### Bedroom one

11'4 max reducing down to 9'3 minimum x 10'8

Having UPVC double glazed window to rear and fitted shelved storage cupboard, radiator.

#### Bedroom two

10'5 x 9'7

Having built-in wardrobe, radiator, UPVC double glazed

window with pleasing aspect over neighbouring properties and towards the Shrewsbury town centre and beyond.

#### Bedroom three

7'2 x 6'9

Having radiator, UPVC double glazed window to front with pleasing aspect over neighbouring properties and towards the Shrewsbury town centre and beyond.

#### Bathroom

Having a three piece suite comprising: P shape panel with electric shower over, wall hung wash hand basin, low flush wc, tiled to walls, two UPVC double glazed windows to rear, recess spotlights to ceiling and wall mounted pullcord electric heater.

#### Outside

To the front of the property there is a lawned garden with paved path giving access to front door. To the side of this there is a driveway which extends to the side of the property providing ample off-street parking for a number of vehicles. The rear gardens comprise: Paved patio, lawned garden, mature conifers, timber garden shed and the rear gardens are enclosed by fencing.

#### 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 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) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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

