

98 Portland Crescent, Off Preston Street, Shrewsbury,
Shropshire, SY2 5NW

www.hbshrop.co.uk



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Offers In The Region Of £275,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, is this neatly presented, well maintained and improved two bedroom detached bungalow. The property is situated within this sought after residential location, close proximity to good local amenities, a frequent bus route to the Shrewsbury town centre and nearby tranquil riverside walks. Viewing is highly recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, lounge/diner, kitchen, two bedrooms both with fitted double wardrobes, shower room, front and low maintenance rear enclosed gardens, generous driveway, detached single garage, gas fired central heating, UPVC double glazing, sought after residential location, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator, loft access with pull down ladder leading to a good size attic space, coving to ceiling, wall mounted thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

Lounge/diner

20'2 x 10'7
Having UPVC double glazed window to front, remote control contemporary electric fire set to a marble style hearth with matching fire surround, radiator, coving to ceiling, store cupboard housing Honeywell digital heating control panel.

Door from lounge/diner gives access to:

Kitchen

9'10 x 9'2
Having replaced eye level and base units with built-in cupboards and drawers, integrated fridge freezer, stainless steel finish oven, stainless steel finished four ring gas hob with stainless steel finish cooker canopy over, space for washing machine, tiled floor, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, airing cupboard with hot water tank cylinder unit, under unit lighting, TV aerial point.

From entrance hallway doors give access to: Two bedrooms and re-fitted shower room.

Bedroom one

11'0 max x 10'1
Having UPVC double glazed window to rear, fitted double wardrobe, coving to ceiling, radiator.

Bedroom two

8'9 x 8'7 max into recess
Having UPVC double glazed window to front, built-in double wardrobe, radiator.

Shower room

Having large walk-in shower cubicle with glazed shower screen to side plus wall hung mixer shower, low flush WC, pedestal wash hand basin with mixer tap over and storage cupboard below, radiator, vinyl tiled effect floor covering, UPVC double glazed window to side.

Outside

To the front of the property there is a neatly kept lawn garden with inset shrubs and bushes. To the side of this there is a tarmac driveway which gives access to:

Detached brick built garage

18' x 8'
Having up and over door, sealed unit double glazed pedestrian door to side and glazed window.

Gated access from the driveway then leads to the property's:

South westerly facing rear garden

Which comprises: Paved patio area with matching pathway, stone sections, rockery, inset shrubs, outside lighting point, cold water 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.

COUNCIL TAX BAND C

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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

