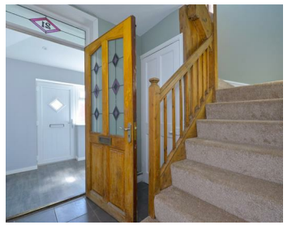
HOLLAND BROADBRIDGE


















The Property Ombudsman

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
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HOLLAND BROADBRIDGE

21 Racecourse Avenue, Monkmoor, Shrewsbury, Shropshire, SY2 5BU

www.hbshrop.co.uk







Offers In The Region Of £243,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

21 Racecourse Avenue, Monkmoor, Shrewsbury, Shropshire, SY2 5BU

Offers In The Region Of

£243,000

Having undergone a recent programme of renovation, this is a deceptively spacious, well presented and much improved three bedroom end of terrace house. The property has been thoughtfully improved to create a stylish and welcoming home, offering a combination of modern living, generous proportions and is located in a highly convenient residential location. Within striking distance of the property there are an array of excellent local amenities including: convenience stores, supermarkets, schooling etc and is within easy reach of tranquil riverside walks leading to the Quarry park and medieval town centre of Shrewsbury. This property has the added benefit of being offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch/occasional study, hallway, lounge/diner, refitted kitchen, rear lobby with laundry area, separate WC, first floor landing, three bedrooms, brand new refitted bathroom, generous size driveway providing ample off street parking for a number of vehicles, good size rear enclosed gardens, UPVC double glazing. Early viewing comes highly recommended by the agent.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance porch/ occasional study
10'9 x 5'10
Having UPVC double glazed window to front, vinyl floor covering, wall mounted plug in electric heater, leaded stained glazed wooden framed door gives access to:

Entrance hallway
Having understairs storage cupboard, tiled floor, radiator.

Door from entrance hallway gives access to:

Lounge/diner
17'8 x 10'10
Having UPVC double glazed windows to front and rear of property, part wood effect vinyl floor covering, radiator.

Doorway from entrance hallway gives access to:

Refitted kitchen
10'9 x 7'9
Having replaced eye level and base units with built-in cupboards and drawers, integrated Neff oven, four ring gas hob with stainless steel cooker canopy over, free standing slimline dishwasher, UPVC double glazed window to side, tiled floor, radiator, eye level glass display cabinet.

Door from refitted kitchen/diner gives access to:

Rear lobby with laundry area
6'10 x 3'6 max reducing down to 2'9 min
Having double glazed stable style door giving access to rear garden, vinyl floor covering, space for washing machine.

Door from rear lobby gives access to:

Cloakroom
Having low flush WC, wall mounted gas fired central heating boiler, wood effect vinyl floor covering.

From entrance hallway stairs rise to:

First floor landing
Having two UPVC double glazed windows to front, radiator, linen store cupboard, loft access with pull down ladder.

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

Bedroom one
11'4 x 7'6
Having UPVC double glazed window to side and rear of property, radiator, coving to ceiling.

Bedroom two
10'1 x 9'3 max into bay
Having UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom three
10'11 x 7'5
Having UPVC double glazed window to front, radiator.

Refitted bathroom
Having a brand new modern suite comprising: Panel bath with drench shower and mixer shower over, wash hand basin with mixer tap over and storage cupboard below, low flush WC, period style vinyl floor covering, heated towel rail, recessed spotlights, extractor fan to ceiling, shelved storage recess area, UPVC double glazed window to rear.

Outside
To the front of the property there is a generous size stone driveway providing of street parking for a number of vehicles. Gated pedestrian side access then leads to a further stone section which gives access to the property's:

Good size rear gardens
Having timber decked area with timber pergola, lawn garden, bark area, timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

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.

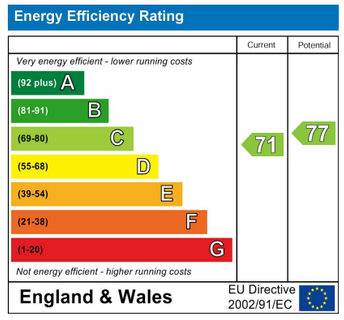
COUNCIL TAX BAND B

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.



FLOORPLANS



Total area: approx. 79.9 sq. metres (860.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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