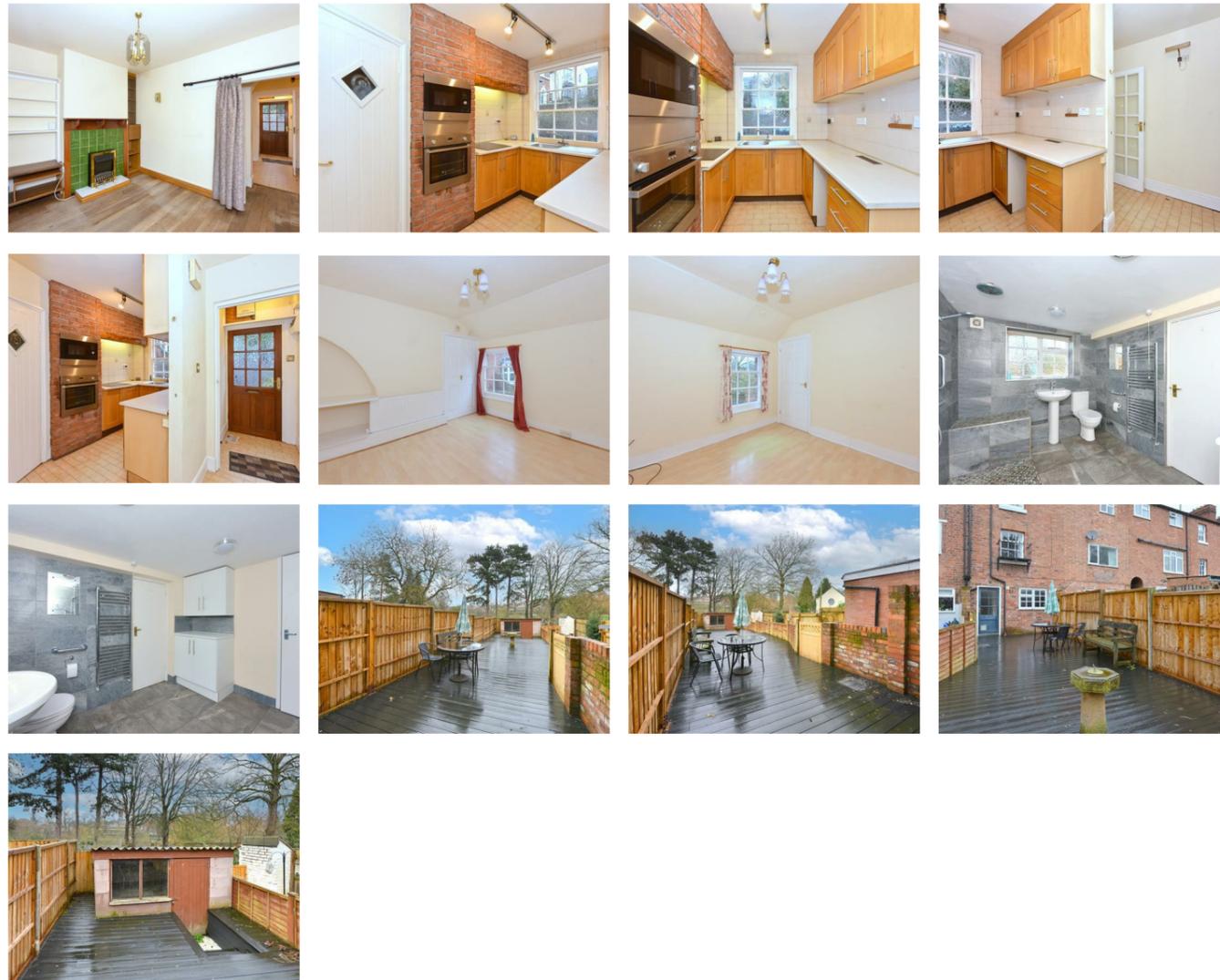


47 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

www.hbshrop.co.uk



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 £195,000

Viewing: strictly by appointment through the agent

A deceptively spacious and particularly proportioned two double bedroom Grade II listed period mid terrace town house, offering appealing living accommodation over three floors. To the rear of the property there is a pleasing aspect towards the River Severn and the Shrewsbury town centre. The property located within this desirable residential location, within striking distance of the Quarry Park with tranquil riverside walks leading to medieval town Centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, kitchen, inner hallway, rear lobby, wet room, first floor landing, two bedrooms, low maintenance front and good size rear enclosed gardens, pleasing aspect to the rear towards the River Severn and Shrewsbury town Centre, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door gives access to:

Entrance porch
Having tiled floor.

Wooden framed glazed door gives access to:

Hallway
From hallway door gives access to:

Lounge
11'0 x 9'2
Having glazed sash window to rear with a pleasing aspect over neighbouring property's garden, the River Severn and the Shrewsbury town centre, coal effect electric fire set to a tiled hearth with timber fire surround with display shelving to either side, engineered wooden flooring, wall light points.

From hallway access is given to:

Kitchen
10'7 x 7'1
Having modern eye level and base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated oven, microwave, glazed sash window to front, radiator, tiled floor, tiled splash surrounds.

From lounge staircase leads down to:

Inner hallway
Wooden framed glazed door from inner hallway gives access to:

Lobby
Having tiled floor, wooden framed glazed door giving access to rear of property.

From inner hallway door gives access to:

Refitted wet room
Stylishly refitted comprising: Wall mounted drench shower and handheld shower attachment off, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, glazed window to rear, wall mounted extractor fan, eye level and base units, heated chrome style towel rail, storage cupboard with space for washing machine.

Door from kitchen gives access to:

Staircase
Which leads to:

First floor landing
Having doors giving access to: Two bedrooms.

Bedroom one
11'1 x 9'9
Having glazed sash window to front, cupboard housing gas fired central heating boiler, wood effect laminate flooring, radiator.

Bedroom two
9'10 x 9'2
Having glazed sash window to rear with a pleasing aspect over neighbouring property's gardens, the River Severn and Shrewsbury town centre, built-in shelved storage cupboard, radiator, wood effect laminate flooring.

Outside
To the front of the property there is a low maintenance frontage enclosed by low rise brick walling and wrought iron railings. To the rear of the property there is a low maintenance generous size garden which comprises: decked area, useful outbuilding and is 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 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.

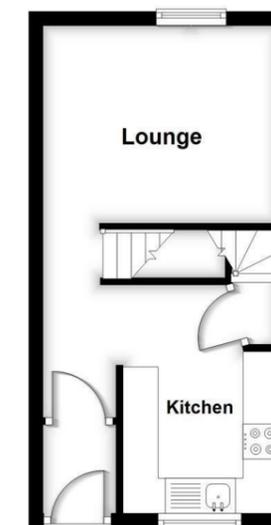
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

FLOORPLANS

Lower Ground Floor



Ground Floor



First Floor

