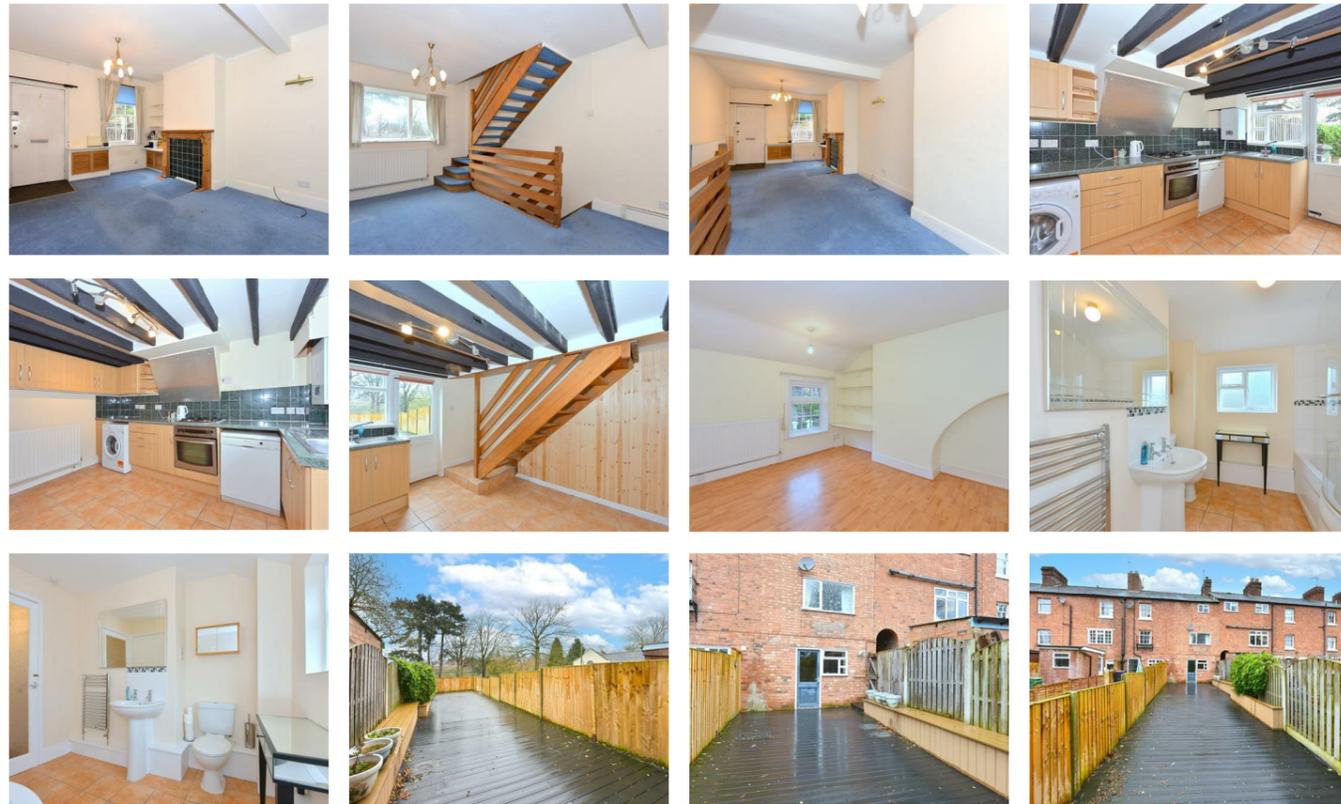


46 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

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.
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Offers In The Region Of £190,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is a most attractive one double bedroom Grade II listed town house, which offers deceptively spacious living accommodation over three floors. The property occupies a pleasing position with a lovely aspect to the rear towards the River Severn and Shrewsbury town Centre and is ideally located within striking distance of tranquil riverside walks within the Quarry park and town Centre of Shrewsbury. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge/diner, kitchen/breakfast room, first floor landing, double bedroom, bathroom, front and low maintenance rear enclosed gardens, pleasing aspect to the rear over neighbouring properties, the River Severn and the Shrewsbury town Centre, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Entrance door gives access to:

Lounge/diner

23'6 x 11'4

Having glazed sash window to front, sealed unit double glazed window to rear with a pleasing aspect over neighbouring property's rear gardens, the River Severn and Shrewsbury town centre, two radiators, tiled hearth with decorative wooden fire surround, wall mounted thermostat control unit.

Wooden staircase from lounge/diner leads down to:

Kitchen./breakfast room

11'9 x 11'3

having eye level and base units with built-in cupboards and drawers, fitted worktops, integrated oven, four ring gas hob, wall mounted gas fired central heating boiler, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, tiled floor, part glazed wooden door gives access to rear gardens with glazed window to side, radiator.

From lounge/diner stairs rise to:

First floor landing

Having wood effect flooring, storage cupboard.

Doors from first floor landing then give access to: Bedroom and bathroom.

Bedroom

11'3 x 11'3 max

Having UPVC double glazed window to front, radiator, wood effect flooring, fitted shelving.

Bathroom

Having a three piece suite comprising: P shaped panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, heated chrome style towel rail, tiled floor, shaver point, glazed window to rear, airing cupboard.

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 good size low maintenance garden which provides extensive decking, raised beds 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.

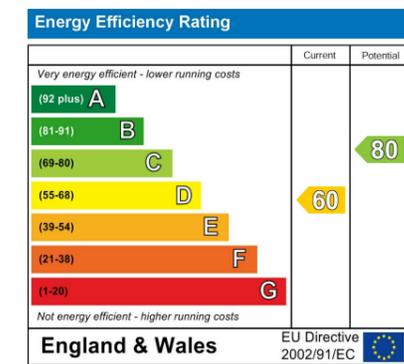
Disclaimer

Any areas / measurements are approximate only and

have not been verified.

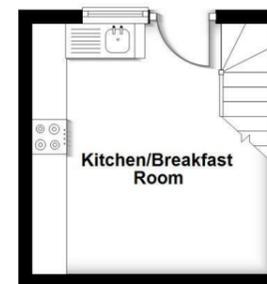
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

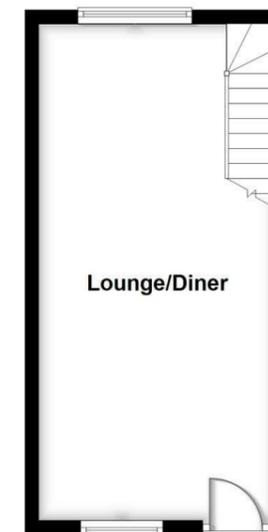


FLOORPLANS

Lower Ground Floor



Ground Floor



First Floor

