

10 Bardsley Drive, Off Portland Crescent, Shrewsbury,  
Shropshire, SY2 5NT

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
The Property Misdescriptions Act  
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**Offers In The Region Of £229,995**

Viewing: strictly by appointment  
through the agent



Occupying a pleasing cul-de-sac position and having the added benefit of NO UPWARD CHAIN, this is a neatly presented, well proportioned and deceptively spacious two bedroom semi detached bungalow. The property is situated within this sought after residential location close to good local amenities and well placed for easy access to the Shrewsbury town Centre. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, diner, attractive kitchen, glazed lean to, two bedrooms both with fitted wardrobes, bathroom, front and southerly facing rear enclosed gardens, driveway, garage, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

#### Entance hallway

Having radiator, loft access, wall mounted thermostat control unit.

Wooden framed glazed door from entrance hallway gives access to:

#### Lounge/diner

20'3 x 10'6

Having UPVC double glazed window to front, radiator, coal effect gas fire, coving to ceiling, linen store cupboard.

Wooden framed glazed door from lounge/diner gives access to:

#### Kitchen

9'10 x 9'4

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, radiator, UPVC double glazed window, concealed cooker canopy, cupboard housing Valiant gas fired central heating boiler with radiator, UPVC double glazed door from kitchen gives access to:

#### Glazed lean to

12'2 x 9'6

Having a range of glazed windows, polycarbonated roof, sliding glazed doors giving access to rear gardens.

From entrance hallway doors give access to: Two bedrooms and bathroom.

#### Bedroom one

10'11 x 8'3

Having UPVC double glazed window to rear, radiator, range of fitted wardrobes.

#### Bedroom two

8'7 x 6'10

Having UPVC double glazed window to front, large fitted wardrobe, radiator.

#### Bathroom

Having a three piece coloured suite comprising: panel bath with mixer shower over, low flush WC, pedestal wash hand basin, tiled to walls, UPVC double glazed window to side, wall mounted mirror fronted bathroom cabinet.

#### Outside

To the front of the property there is a low maintenance front garden having paved area, stone section, inset shrubs and bushes. To the side of this there is a generous size tarmacadam driveway providing ample off street parking. Access is then given to:

#### Garage

Having up and over door, fitted power and light, double glazed window and double glazed service door.

From the driveway gated access then leads to the property's:

#### Rear garden

Having paved patio area, artificial lawn area, further paved sections, mature shrubs, plants and bushes. The rear gardens are enclosed and have southerly facing aspect..

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## FLOORPLANS

