HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

82 Roman Road, Shrewsbury, Shropshire, SY3 9AN

www.hbshrop.co.uk

Offers In The Region Of £525,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
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Offers In The Region Of

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Occupying a secluded position, on a private driveway within this highly desirable residential location, this is a delightful three/four bedroom detached bungalow which offers low maintenance living, along with beautifully presented spacious and much improved accommodation throughout. This property has been thoughtfully designed for those who value the benefit of low maintenance surroundings, without the demands of a rear garden. The property has a pleasing aspect to the front towards Kingsland and is within walking distance of good local amenities, the Shrewsbury town Centre and has excellent transport links to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, lounge, refitted kitchen/breakfast room, side entrance, dining room/bedroom four, refitted utility room, three further bedrooms, refitted shower room, gardens to front and both side of the property (no rear garden), driveway, private driveway position, highly sought after residential location, NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door with UPVC double glazed window to side and above gives access to:

Reception hallway
Having wooden parquet flooring, radiator, coving to ceiling, loft access with pull down ladder leading to a large attic space, store cupboard housing Worcester gas fired central heating boiler.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin with tiled splash surround, radiator, UPVC double glazed window to rear.

Wooden framed glazed door from reception hallway gives access to:

Lounge
18'10 x 14'10
Having two UPVC double glazed windows (one of which has a pleasing aspect towards neighbouring property's and Kingsland), further single glazed Bullseye window to side, wooden parquet flooring, radiator, coal effect gas fire set to a stone style hearth with matching fire surround, coving to ceiling.

Wooden framed glazed door from reception hallway gives access to:

Refitted kitchen/breakfast room
14'11 x 10'10
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated Bosch with fire ring stainless steel gas hob over with stainless steel cooker canopy over, eye level glass display cabinets, pantry style store cupboards, radiator, free standing dishwasher, tiled splash surrounds, two UPVC double glazed windows to rear.

Wooden famed glazed door from kitchen/breakfast room gives access to:

Side entrance
Having wooden door giving access to front of property, two UPVC double glazed windows, tiled floor.

From side entrance doors give access to:

Utility room and dining room/bedroom four
17'4 x 9'2
Having UPVC double glazed windows to front and rear (the front has a pleasing aspect towards neighbouring property's and Kingsland), additional UPVC double glazed bullseye window to side, TV aerial point, radiator.

Utility room
10'8 x 6'5
Having replaced eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled floor, radiator, UPVC double glazed window to rear.

From reception hallway doors gives access to: three bedrooms and refitted shower room.

Bedroom one
13'11 x 13'5
Having a range of fitted bedroom furniture including wardrobes, chest of drawers, bedside cabinets, radiator, UPVC double glazed window to front.

Bedroom two
13'11 x 8'10 excluding recess
Having UPVC double glazed window with pleasing aspect towards Kingsland, radiator, built-in double wardrobe.

Bedroom three
9'11 x 8'1
Having UPVC double glazed window with a pleasing aspect to front towards neighbouring property's and Roman Road, radiator, built-in double wardrobe.

Refitted shower room
Having a double width tiled shower cubicle, low flush WC, pedestal wash hand basin, bidet, tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear, extractor fan to ceiling.

Outside
To the front of the property there are lawn gardens with paved pathway giving access to front door. To the left hand side of the property as you face it there is a further lawn garden with paved pathway and mature holly bush. to the right hand side of the bungalow as you face it there is a tarmacadam driveway providing ample off street parking and to the side of this there is a further lawn garden and low maintenance paved patio and raised stone sections/terrace. To the rear of the property there is no garden but access can be gained to the rear by a stoned pathway.

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.

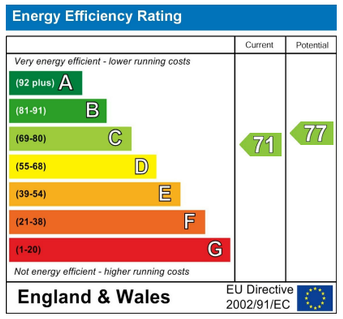
COUNCIL TAX BAND E

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.



FLOORPLANS

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