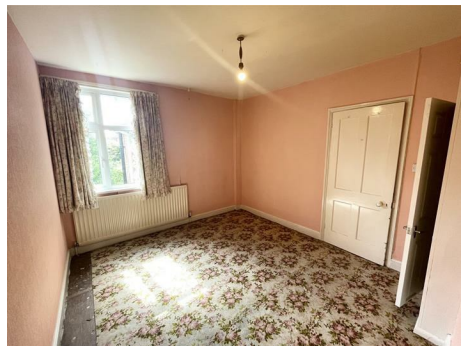




39 Longden Road, Shrewsbury, Shropshire, SY3 7HD

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:
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Offers In The Region Of £260,000

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN and occupying a slightly elevated position. this is rare opportunity to acquire this attractive, deceptively spacious and well proportioned two bedroom bay fronted detached bungalow. The property is located within this desirable residential location within close proximity to highly regarded schooling, excellent variety of local amenities and the medieval town Centre of Shrewsbury. Commuters will be pleased to know that access to the local bypass linking up to the M54 motorway network is readily accessible from the property. This property will appeal to many buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, rear hallway, bay fronted lounge, kitchen/diner, two bedrooms, bathroom, front and rear enclosed gardens, generous driveway, extensive double glazing, gas fired central heating. NO UPWARD CHAIN, sought after residential location within close proximity to local amenities, tranquil riverside walks and the Shrewsbury town Centre.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance porch

Stained glazed leaded door then leads to:

Reception hallway

Having radiator, dado rail.

Wooden framed glazed door then gives access to:

Rear hallway

Having coving to ceiling, shelved storage cupboard, two UPVC double glazed windows, UPVC double glazed door giving access to rear gardens, cupboard housing gas fired central heating boiler, large walk-in pantry style store cupboard with glazed window.

Door from reception hallway gives access to:

Bay fronted lounge

16'2 max into bay x 10'11

Having UPVC double glazed bay window to front, coal effect electric fire set to marble style hearth and decorative fire surround, radiator, coving to ceiling.

Door from rear hallway gives access to:

Kitchen/breakfast room

10'10 x 8'11

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel drainer unit with mixer tap over, four ring gas hob with cooker canopy over, integrated oven below, space for appliances, glass display cabinet, UPVC double glazed window to rear, radiator.

Doors from reception hallway gives access to: Two bedrooms and bedroom.

Bedroom one

12'4 max into bay x 10'9

Having UPVC double glazed bay window to front, radiator, coving to ceiling.

Bedroom two

11'8 x 10'9

Having UPVC double glazed window to rear, radiator, built-in wardrobe.

From rear hallway door gives access to:

Bathroom

Having timber style panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, radiator, glazed window to side.

Outside

To the front of the property there are two lawn gardens with inset shrubs and bushes, tarmacadam driveway which extends to the side of the bungalow and provides ample off street parking. Gated side pedestrian access then leads to the property's:

Rear gardens

And comprise: paved patio areas, lawn garden, timber garden shed, mature shrubs, plants and bushes. The rear gardens are 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 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) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

