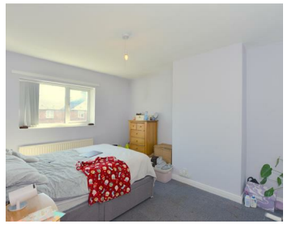
HOLLAND BROADBRIDGE

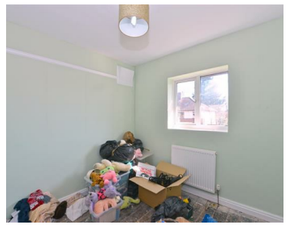

















The Property Ombudsman

Important Notice - please read carefully
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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

www.hbshrop.co.uk

HOLLAND BROADBRIDGE

3 Racecourse Avenue, Monkmoor, Shrewsbury, Shropshire, SY2 5BU

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Offers In The Region Of £255,000

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

3 Racecourse Avenue, Monkmoor, Shrewsbury, Shropshire, SY2 5BU

Offers In The Region Of

£255,000

This well-presented and extended three bedroom end-terrace house offers spacious and versatile accommodation, ideally suited to families, first-time buyers of those seeking a conveniently located home with easy reach of the town centre. The property occupies a pleasing position on Racecourse Avenue on the eastern side of Shrewsbury. Having been extended to the rear, the property now provides generous living space with a practical layout and can only be appreciated by internal inspection which is recommended by the agent. Situated within a well established residential area within close proximity of the town centre and a range of local amenities including shops, schools and recreational facilities,. The property is well positioned for access to major road and transport networks, making it convenient for commuting. The property has the added benefit of being offered for sale with NO UPWARD CHAIN. Viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, downstairs cloakroom, sitting room, living room with open plan access into extended dining room and kitchen, first floor landing, three bedrooms, bathroom, UPVC double glazing, gas fired central heating, open forecourt with private off street parking for two cars, private enclosed rear garden.

The accommodation in greater detail comprises:

Storm porch with step leading up to UPVC double glazed door gives access to:

Entrance hall
Panel door from entrance hall gives access to:

Downstairs cloakroom
Having low flush WC, wall mounted wash hand basin, ceramic tiled floor.

From entrance hall door gives access to:

Sitting room
9'11 x 12'0 max
Having UPVC double glazed window to front, radiator, alcoves with storage and shelving, picture rail.

Door from entrance hall gives access to:

Living room
14'6 x 11'5 max
Having coving to ceiling, radiator, exposed wooden flooring. Opening from living room gives access to:

L shaped kitchen/diner

Dining room
8'10 x 9'6
Having ceramic tiled floor, double French doors giving access to enclosed rear garden, coving to ceiling.

Kitchen area
20'5 x 8'5
Having a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit, space for washing machine, built-in Bosch electric double oven and grill, stainless steel four ring gas hob with extractor above, space for dishwasher, space for upright American fridge freezer, ceramic tiled floor, UPVC double glazed window overlooking rear garden, coving to ceiling, useful understairs recess with space for washing machine, UPVC double glazed window giving access to side of property, radiator.

From entrance hall stairs rise to:

First floor landing
Having UPVC double glazed window to side, access to roof space, built-in airing cupboard with wall mounted Worcester gas fired central heating boiler with slated shelving.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one
12'4 x 11'3
Having UPVC double glazed window to front, radiator.

Bedroom two
12'2 x 11'5 max
Having radiator, UPVC double glazed window to rear.

Bedroom three
8'9 x 8'5
Having radiator, UPVC double glazed window to front.

Bathroom
Having panel bath, glazed shower screen with Grohe shower, fully tiled to walls, vanity unit, low flush WC, chrome heated towel rail, UPVC double glazed window.

Outside
The property is approached via a brick paved forecourt with ample parking for two / three vehicles, timber side gates gives access to brick paved pathway leading to:

Enclosed private rear garden
Having lawn garden, paved patio, two timber sheds, outside lighting to front, side and rear of property.

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.

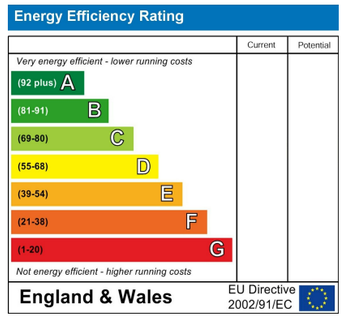
COUNCIL TAX BAND B

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.

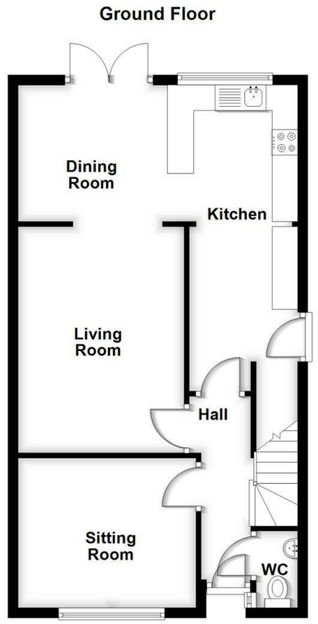
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

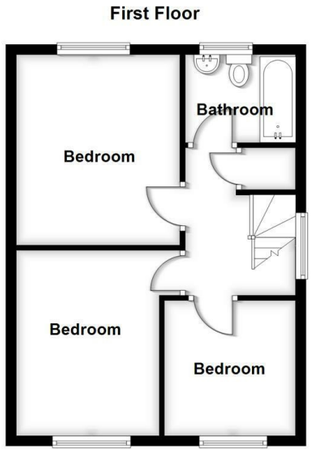
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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





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