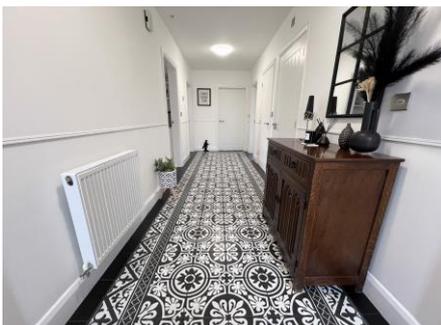




2 Holberton Way, Baschurch, Shrewsbury, Shropshire, SY4 2FR

£399,995

This outstanding, upgraded detached 3 bedroom bungalow is superbly presented and provides spacious accommodation throughout including: Impressive Entrance Hall With Feature Decorative Tiled Flooring, Living Room Opening Onto A Private Enclosed Rear Garden, Spacious Fitted Kitchen/Dining Room With Range Of Integrated Appliances, Bedroom One With En-suite Shower Room, 2 Further Good Sized Bedrooms, Impressive Main Bathroom, GCH, DG, 4 Car Drive And Garage.
Viewing Is Absolutely Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied Entrance Porch

Double glazed composite entrance door and side window.

Impressive Entrance Hall 20' 11" x 5' 9" (6.37m x 1.75m)

Decorative, feature tiled flooring, built in airing cupboard, access to roof space.

Living Room 15' 5" x 11' 7" (4.70m x 3.53m)

A lovely room with double glazed windows and French doors opening onto delightful rear garden, wood style ceramic tile flooring, polished stone fireplace with fuel effect fire inset, radiator.

Kitchen/Dining Room 15' 7" x 13' 5" (4.75m x 4.09m)

Beautifully fitted with grey gloss units with laminated work tops incorporating breakfast bar, inset 1 1/2 bowl sink unit. Integrated electric oven, 4 ring gas hob with glass splash back and filter hood above and fridge/freezer. Tiled flooring, dual aspect double glazed windows to the front and side, radiator.

Utility Room 13' 5" x 5' 4" (4.09m x 1.62m)

Wood style ceramic tile flooring and fitted with work surface, inset sink unit, range of base units and full height store, cupboard housing Worcester gas fired central heating boiler, radiator, double glazed door to the side, extractor.

Bedroom 1 12' 0" x 11' 11" (3.65m x 3.63m)

A large room with radiator, range of fitted wardrobes with sliding doors, radiator, double glazed window overlooking private, enclosed rear garden.

En Suite Shower Room

Fitted with 3 piece suite including spacious, fully tiled shower cubicle, wash basin, WC, half tiled to further wall areas, tiled flooring, extractor fan, shaver socket, heated towel rail.

Bedroom 2 11' 10" x 10' 2" (3.60m x 3.10m)
Radiator, double glazed window enjoying open front aspect.

Bedroom 3 10' 9" x 7' 9" (3.27m x 2.36m)
Radiator, double glazed window overlooking rear garden.

Main Bathroom

Beautifully appointed with white 3 piece suite including bath with mixer tap and shower attachment with fully tiled walls around, half tiled to further wall areas, wash basin, WC, heated towel rail, attractive recess with shelving, extractor, double glazed side window.

Outside - Front

Attractive front garden with railings to the front. Laid to lawn with shrub beds and borders, Red Robin hedge, wide paved patio and pathway to entrance door. Tarmac driveway to the side provides ample parking and access to Garage.

Detached Brick Built Garage 18' 2" x 10' 0" (5.53m x 3.05m)

Pitched roof, up and over door, side door to garden, power and lighting.

Rear Garden

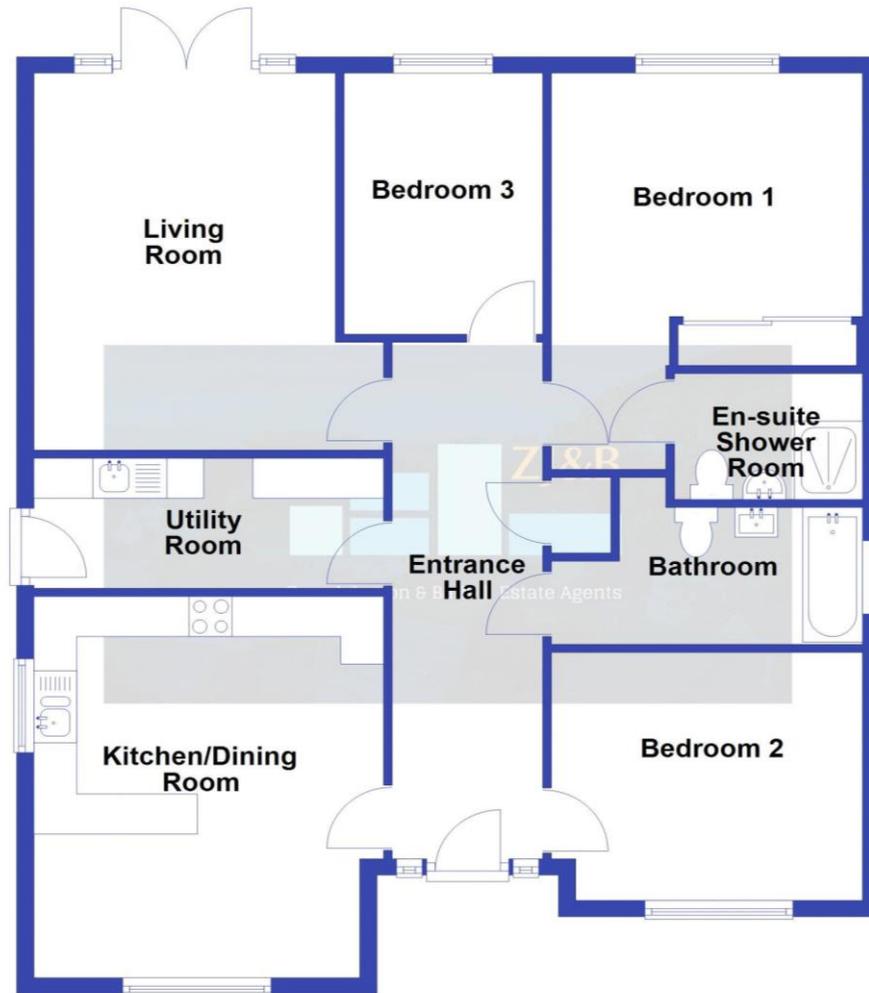
Offering excellent privacy, approached onto a paved patio with lawn beyond and further sun patio to one corner, variety of shrubs and enclosed by close boarded timber fencing. External light and cold water tap. The rear garden is southwest facing, a perfect position to catch the sun.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

2 Holberton Way, Baschurch

FLOOR PLANS FOR GUIDANCE ONLY

English | [Contact](#)

Energy performance certificate (EPC)

2 Holberton Way Baschurch Shropshire DY9 9PW	Energy rating B	Valid until 8 August 2032
		Certificate number 4338-0438-4000-1234-2205

Property type	Detached bungalow
Total floor area	108 square metres

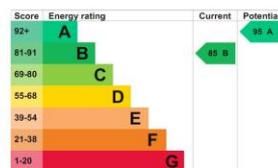
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can't let a property for students or as a second home if the energy rating is below E. See [www.gov.uk/government/guidance/energy-ratings](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



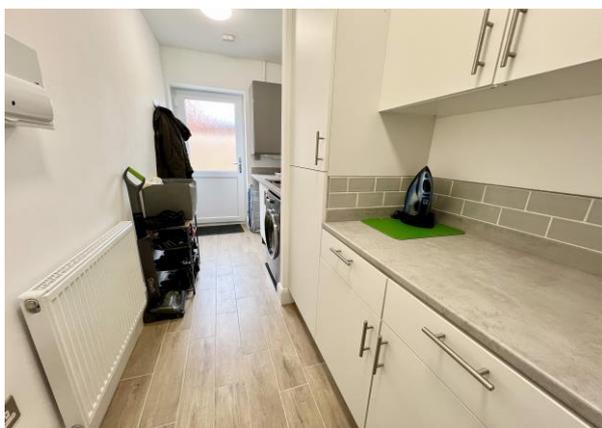
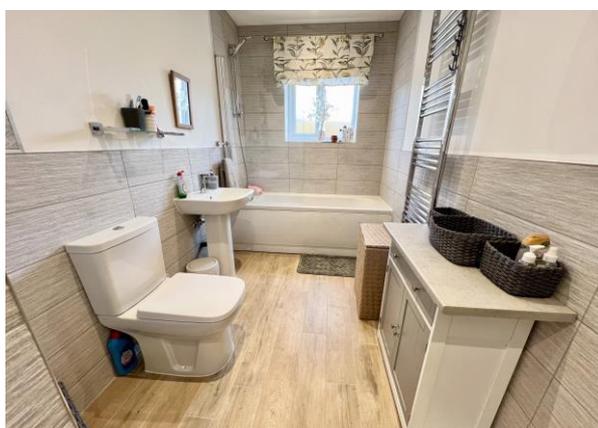
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage