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Property Description

An excellent ground floor apartment which has been much improved and now offers surprisingly spacious and very well presented accommodation that would be suitable for a variety of buyers. The property has some lovely river walks close by and is very convenient for the town centre and includes gas central heating and Upvc double glazing.

The apartment has an entrance hall with a built in wardrobe and cupboard, the living room is a really good size and has a feature wood floor, the kitchen is attractively fitted and has a built in cooker, there are two good bedrooms and the bathroom has been refitted with a white suite and includes an electric shower and splash screen.

There are gardens to three sides with the advantage of the rear garden being enclosed with artificial grass and a paved patio. **ALLOCATED CAR PARKING SPACE.**

Accommodation

ENTRANCE HALL

LIVING ROOM

REFITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

REFITTED BATHROOM

4.1m x 3.8m (13'5" x 12'5")

3.3m x 2.1m (10'9" x 6'10")

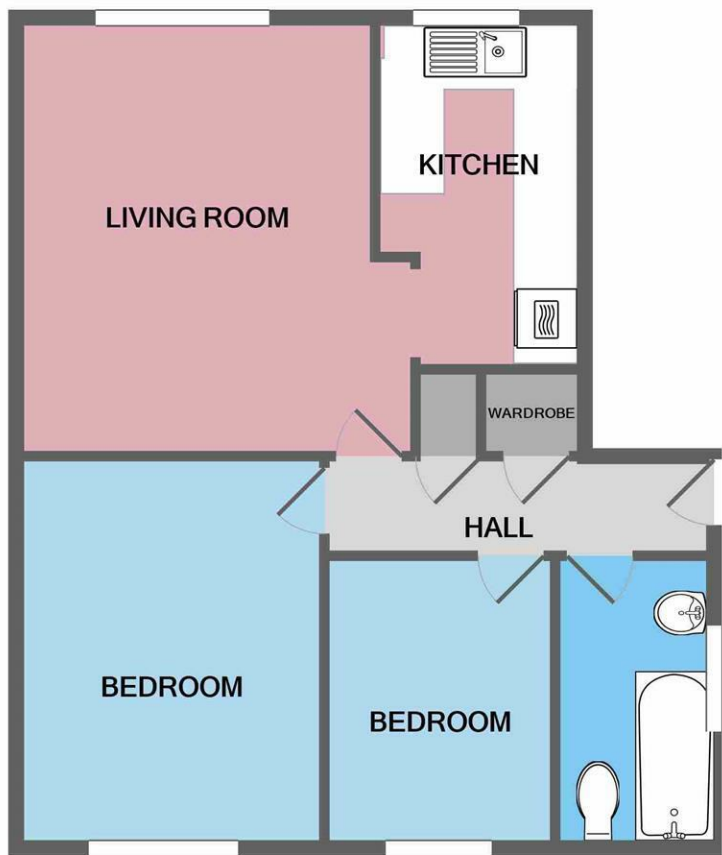
3.7m x 2.9m (12'1" x 9'6")

2.8m x 2.2m (9'2" x 7'2")

Tenure: Leasehold



Floor Plan: Didcot Close, New Park Farm, SY1 2UH



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

