

26 Bainbridge Green Shrewsbury SY1 3QS



3 Bedroom House - Terraced
By Auction £115,000

The features

- NEARBY TO SCHOOLS AND AMENITIES
- MUCH IMPROVED AND GENEROUSLY PROPORTIONED
- OPEN ASPECT OVERLOOKING GREEN
- SUBJECT TO RESERVE PRICE
- BUYER FEES APPLY
- SPACIOUS LIVING ROOM WITH LOG BURNER
- RECENTLY REFITTED KITCHEN
- MODERN METHOD OF AUCTION
- SOLD BY MODERN METHOS OF AUCTION (T&C's apply)
- EPC RATING C



*** SPACIOUS 3 BEDROOM END OF TERRACE HOUSE ***

An excellent opportunity to acquire this mature and well proportioned terrace house which has been improved under the current ownership. Ideal for first time buyers or investors.

Occupying an enviable position in this popular location with great amenities on hand and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Porch, Living Room, Kitchen/ Dining Room, Leanto/ Utility Room, Three Generous Bedrooms and Family Bathroom.

The property has gas central heating, double glazing and an enclosed rear garden.

Property is offered for sale through the modern method of auction, which is operated by iamsold Ltd

Viewing recommended.

Property details

LOCATION

The property occupies a convenient position in this popular residential location on the Northern edge of the Town Centre. Ideally placed for local amenities including shops, schools, doctors, recreational sports centre and a regular bus service to the Town. There is excellent access to the A5/M54 motorway network

Part glazed UPVC front door opens into the entrance porch.

LIVING ROOM

A generously proportioned and light flooded room laid to wood effect laminate and with feature log burning stove.

KITCHEN/DINING ROOM

Recently refitted with a range of timeless shaker style cabinetry under contrasting oak work surfaces incorporating large ceramic Belfast sink. Further range of matching eyelevel cabinets, range cooker and space for undercounter fridge. Opposite is a useful alcove currently utilised as a bar. Storage cupboard and meter cupboard. Part glazed uPVC door into the

LEAN TO

A versatile space currently utilised as a utility room with door into a brick built store and out into the garden.

Stairs rise to the first floor landing with access to the loft.

PRINCIPAL BEDROOM

An excellent double bedroom with ample space for freestanding furniture and window to the front.

BEDROOM TWO

Another good size double bedroom with storage cupboard and window to front.

BEDROOM THREE

A generous single bedroom with storage alcove and window to the rear.

BATHROOM

Fully tiled and fitted with sweet comprising panelled bath with shower over, low-level flush WC and hand wash basin. Window to rear.

OUTSIDE

The property is situated within an enclave of homes that overlook a central green dispersed with mature trees. Approached over pathway through a front garden of lawn, there is on the street parking.

The enclosed rear garden is late to a two tier terrace for ease of maintenance. Side pedestrian access.

SERVICES

All mains services connected.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete

within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

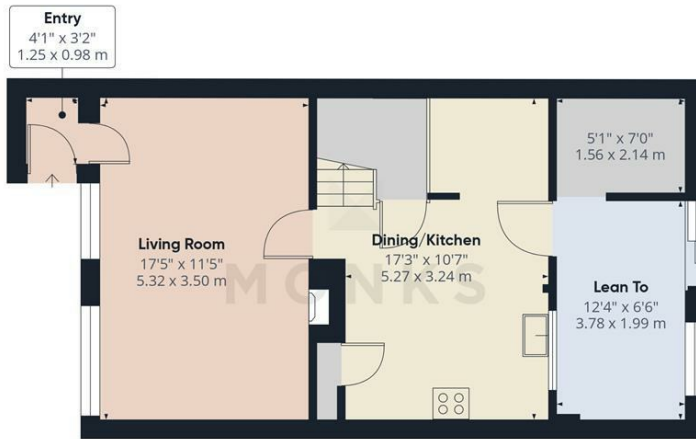
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

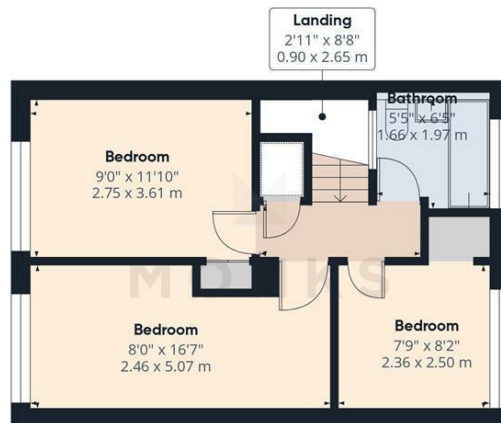
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Floor 0



Floor 1



Approximate total area⁽¹⁾
905 ft²
84 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		71
(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 (CO₂) 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	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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