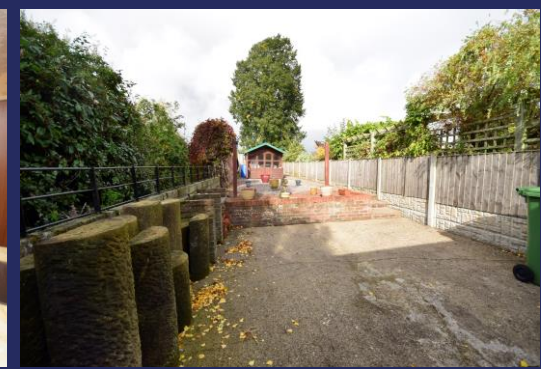




Helping *you* move



25 Yardington, Whitchurch, SY13 1BL

A mature two bedroom end terrace house with off road parking and good size rear garden, situated close to the town centre and offered for sale with NO UPWARD CHAIN.

Offers Over
£160,000

25 Yardington, Whitchurch, SY13 1BL

Overview

- Mature End Terraced House
- Two Bedrooms
- Close to Town Centre
- Two Reception Rooms
- Kitchen/Breakfast Room
- Bathroom
- Off Road Parking
- Good Size Garden
- No Upward Chain
- Council Tax Band B
- EPC D



Location

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Brief Description

This charming two bedroom end terraced house is conveniently situated within a stone's throw of Whitchurch town centre with views towards the historic St Alkmund's Church. It is offered for sale with no upward chain and has the benefit of off road parking for up to three cars. Although requiring some modernisation, the accommodation is deceptively spacious with the ground floor comprising Lounge, Dining Room, Kitchen/Breakfast Room and Bathroom. To the first floor there are Two Double Bedrooms. Externally, there is a good sized garden to the rear and driveway to the side. This property has so much potential and viewings are highly recommended to fully appreciate everything it has to offer.



OUTSIDE

To the rear is a good size enclosed garden with a shared pedestrian access across for the three neighbouring properties. There is off road parking to the side of the property with space for up to three vehicles.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.



VIEWING

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Barbers Whitchurch office travel up the High Street, at the mini roundabout turn left and No. 25 stands on the right hand side just before the turning into Roman Way.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH31970 061022



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 for 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.
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LOUNGE

14' 3" x 11' 9" (4.34m x 3.58m) max

DINING ROOM

12' 5" x 9' 2" (3.78m x 2.79m)

BATHROOM

7' 5" x 7' 0" (2.26m x 2.13m)

KITCHEN/BREAKFAST ROOM

13' 7" x 11' 5" (4.14m x 3.48m)

BEDROOM ONE

14' 3" x 8' 7" (4.34m x 2.62m)

BEDROOM TWO

12' 8" x 9' 2" (3.86m x 2.79m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.