



Helping *you* move



4 Victoria Close, Whitchurch, SY13 1UR

Offers in the Region of
£145,000

NO UPWARD CHAIN. A two bedroom mid terrace house with manageable rear garden and two allocated parking spaces, currently occupied by a tenant providing an immediate rental income for a new owner.

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Overview

- Mid Terrace House
- Two Bedrooms
- With Sitting Tenant- Ideal for Buy to Let Investors
- Lounge
- Kitchen /Diner
- Bathroom
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- No Upward Chain
- EPC D
- Council Tax Band A



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

Offered for sale with no upward chain, this two bedroom mid terrace house is situated in a quiet residential area of Whitchurch within easy walking distance of the town centre and local schools. Ideal for buy to let investors, it is currently occupied by a tenant, providing an immediate rental income for a new owner. The accommodation briefly comprises Entrance Hall, Lounge, Kitchen/Diner, Two Bedrooms and a Family Bathroom. Outside, there is a manageable enclosed garden to the rear with a lawn and paved patio area. The property also benefits from two allocated parking spaces.



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 A. 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, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

From the town centre travel into Mill Street and onto Highgate Corner, from here turn into Liverpool Road and continue for a short distance where the property can be found on the left hand side.

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.

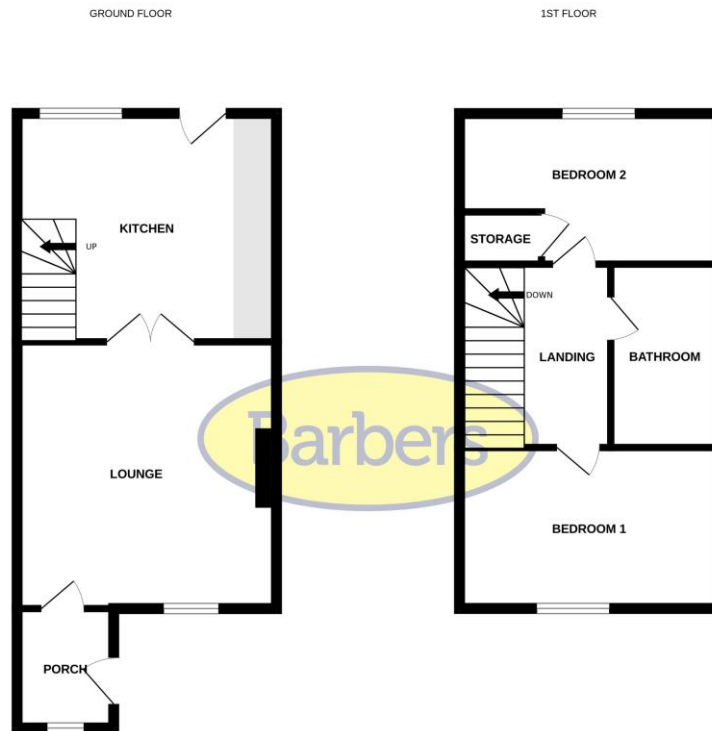
METHOD OF SALE

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.

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 Metrexx ©2023

LOUNGE

11' 8" x 11' 5 max" (3.56m x 3.48m)

KITCHEN

13' 9" x 11' 8" (4.19m x 3.56m)

BEDROOM ONE

11' 6" x 9' 2 max" (3.51m x 2.79m)

BEDROOM TWO

11' 8" x 10' 7 max" (3.56m x 3.23m)

BATHROOM

5' 5" x 6' 7" (1.65m x 2.01m)

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

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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.