



Helping *you* move



46 Gambrell Avenue, Whitchurch, SY13 1GT

A modern two bedroom first floor apartment conveniently located within easy walking distance of the town centre and local amenities.

Offers in the Region of
£130,000

46 Gambrell Avenue, Whitchurch SY13 1GT

Overview

- First Floor Apartment
- Ideal For Buy To Let Investors
- Or First Time Buyers
- Open Plan Lounge/Kitchen
- Two Bedrooms
- Bathroom
- Garage and Off Street Parking
- Convenient For Town Centre
- EPC C
- Council Tax Band B
- No Upward Chain



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

A modern two-bedroom first floor apartment ideal for First Time Buyers or Buy To Let Investors, conveniently located within easy walking distance of the town centre and local amenities. The accommodation comprises: Entrance Hall, open plan Lounge/Kitchen, Two Bedrooms and Bathroom. The apartment also benefits from having a garage and off-street parking to the front.





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.

There are Three Garages beneath the apartment for which this property holds the Leasehold and this will be confirmed by solicitors during pre contract enquiries.

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

DIRECTIONS

From Brownlow Street, turn into Talbot Street, then take the second turn left into Egerton Road, then take your first right into Gambrell Avenue and number 46 can be found through the archway on the left hand side.

ENERGY PERFORMANCE

EPC C. 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. WH34201131223

LOUNGE/KITCHEN

17' 9" x 17' 7" (5.41m x 5.36m) max

BEDROOM ONE

10' 2" x 9' 1" (3.1m x 2.77m)

BEDROOM TWO

13' 6" x 9' 4" (4.11m x 2.84m)

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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