



Helping *you* move



42 Egerton Road, Whitchurch, SY13 1PA

Offered for sale with NO UPWARD CHAIN- A two bedroom mid terrace house conveniently located within easy walking distance of the town centre and local schools. Ideal for first time buyers, investors or those looking to downsize.

Offers In Region Of
£125,000

Overview

- Mature Mid Terrace House
- NO UPWARD CHAIN
- Lounge opens into Dining Room
- Modern Kitchen
- Two Bedrooms
- White Bathroom Suite
- Gas Central Heating, Double Glazing
- Enclosed Rear Garden



Offered for sale with NO UPWARD CHAIN- A two bedroom mid terrace property conveniently located within easy walking distance of the town centre and local schools. This property is ideal for first time buyers, investors or those wishing to downsize. The accommodation comprises: Entrance Hall, Lounge opening into Dining Room, Kitchen with a range of modern units, Two Bedrooms and Bathroom with modern white suite. There is an enclosed rear garden comprising paving and gravel, designed for ease of maintenance with garden shed.

LOCATION

The property is 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.



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AGENTS NOTE

The photographs were taken prior to the current tenant moving in.

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.

SERVICES

We are advised that mains electricity, gas, water and drainage 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.

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.

VIEWING ARRANGEMENTS

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

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

HOW TO FIND THIS PROPERTY

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue on and the property can be found after a short distance on the right hand side.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty

WH28643240421





Total area: approx. 65.5 sq. metres (704.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.

LOUNGE/DINING ROOM

23' 2" x 12' 9" (7.06m x 3.89m)

KITCHEN

11' 5" x 6' 11" (3.48m x 2.11m)

BEDROOM ONE

11' 4" x 9' 11" (3.45m x 3.02m)

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m)

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!

BRANCH NAME

Branch Address | Tel: 01948 667272

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.