



nick tart

[www.nicktart.com](http://www.nicktart.com)

1 Jubilee Court, Bridgnorth







A charming, characterful end of terrace cottage in a tucked away and quiet position yet situated a short stroll from the High Street.

With accommodation over three floors the property is beautifully presented by its current owner and as a result simply must be viewed.

Comprising in brief of an entrance hall, L-shaped sitting room, kitchen with built in appliances, first floor double bedroom and bathroom whilst the master bedroom can be found on the second floor with exposed beams and trusses.

A large brick outbuilding opposite the property is currently used as a utility and offers good storage options but this could easily be converted to be used for other purposes.

A lawned communal garden offering much privacy is also on offer.

Early viewing is essential.

#### Services

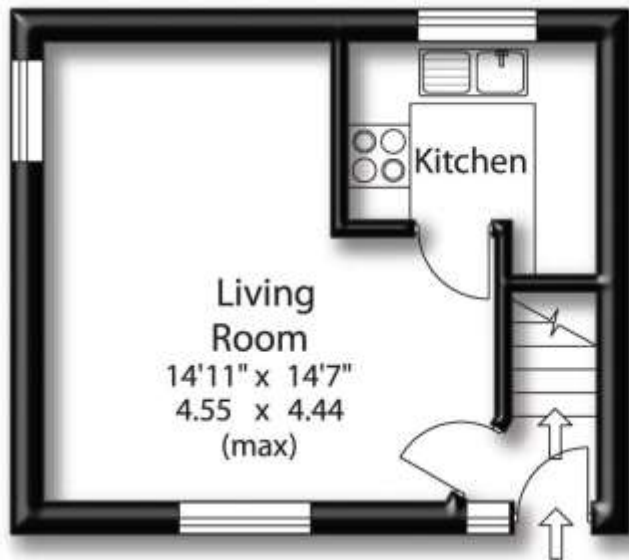
All mains services, gas fired central heating. Council tax band B. Energy performance rating E.

#### Directions

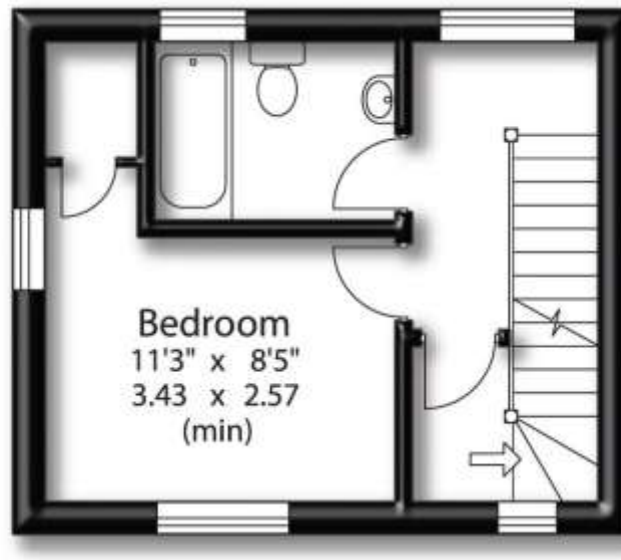
Jubilee Court is situation opposite the Agents office on Whitburn Street. The post code for the property is WV16 4QQ.

GUIDE PRICE £260,000

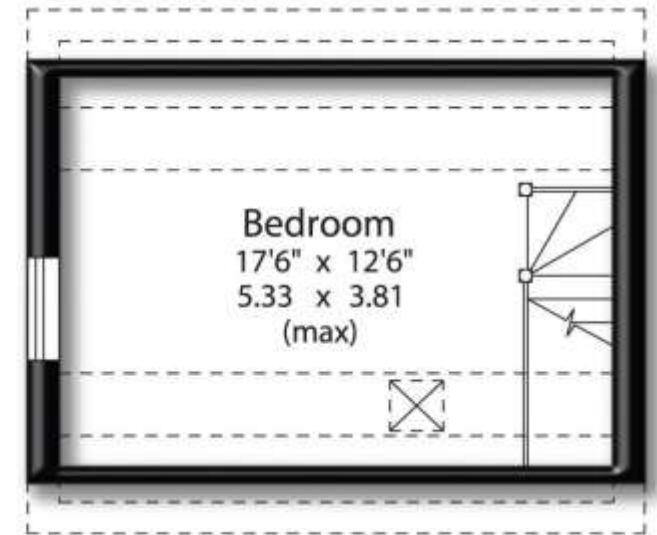




Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.

nick tart

9 Whitburn Street, Bridgnorth, WV16 4QN  
T: 01746 711442 E: bridgnorth@nicktart.com

Follow us on  
Facebook

Nick Tart Estate Agents - Bridgnorth

BRIDGNORTH MUCH WENLOCK TELFORD IRONBRIDGE TETTENHALL NEWPORT

