



nick tart

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33 Hospital Street, Bridgnorth



Immaculately presented and much improved mid terrace cottage, situated in Low Town being close to nearby amenities.

Presented to the very highest of standards by its current owners, 33 Hospital Street has some neat touches and the attention to detail is second to none including replacement acoustic double glazing, a bespoke kitchen with Belfast sink, clever use of storage and window shutters.

Comprising in brief of an open plan sitting room with a log burning stove which leads to the breakfast kitchen having built in appliances such as a dishwasher, electric oven and accompanying gas hob with extractor above.

The first floor includes the master bedroom with space for a wardrobe, a second bedroom being a large single (capable of accommodating a Queen size bed or indeed bunk beds) and a contemporary shower room.

The rear garden is of low maintenance and provides a seating area with courtyard walling forming the boundary.

Although the property does not have its own parking, parking is available on Severn Street (and is easily paid for via the 'mipermitt' app) and is cost effective, a parking permit is available to residents also.

A great first time purchase, investment buy or for those wishing to down size in a convenient location.

#### Services

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

GUIDE PRICE £195,000





#### Property Information

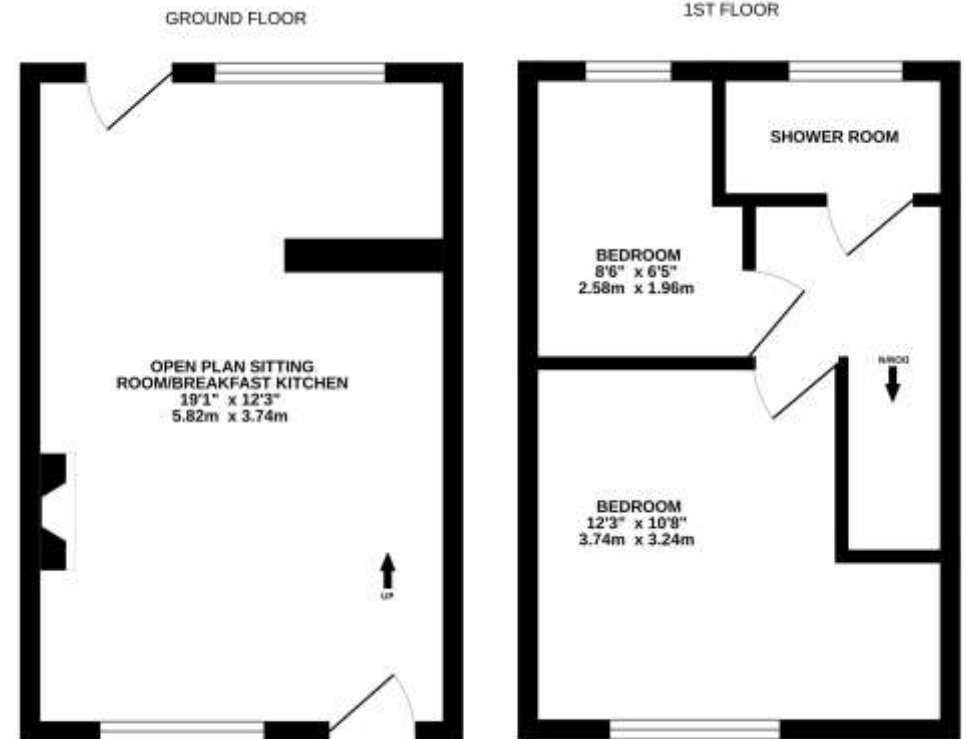
There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

#### 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.



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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