



nick tart

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38 Duchess Drive, Bridgnorth



Benefitting from no upward chain and having been well looked after is this semi-detached property situated in a most convenient location for local amenities and Primary, as well as Secondary schooling.

Comprising in brief of an entrance hall, spacious sitting room, kitchen/diner with French doors exiting to the rear garden, three bedrooms and the family bathroom.

Good parking options to the front and the side of the property, a detached garage and a lovely private rear garden being well established.

Always popular, these homes are great for the growing family.

Services

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

Directions

From Bridgnorth town centre follow Innage Lane passing the Fire Station on your right hand side. At the top of Innage Lane, bear slightly right into Queensway Drive. Take the first left into Duchess Drive, the property is then on the on the right hand side. The post code for the property is WV16 4JD.

GUIDE PRICE £260,000



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.

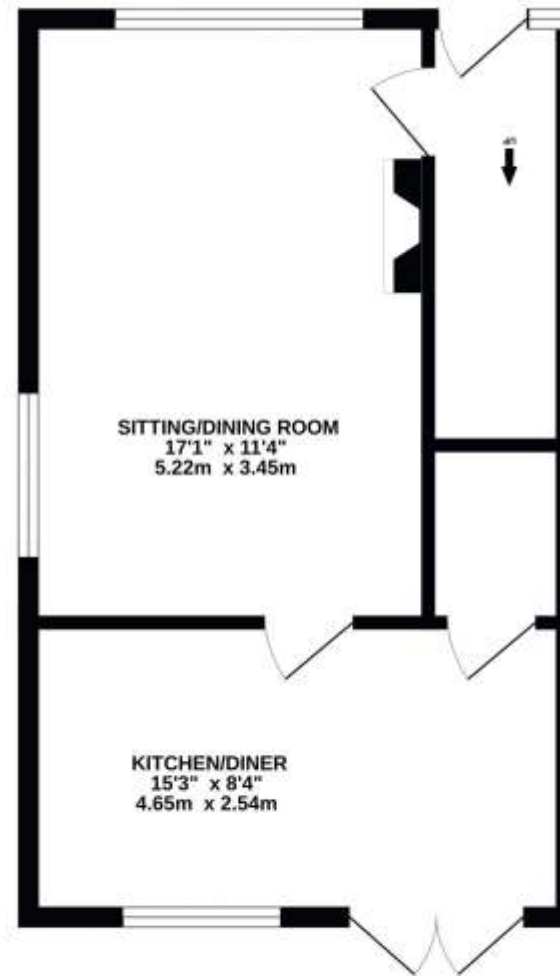
Anti Money Laundering & Proceeds of Crime Acts:

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.

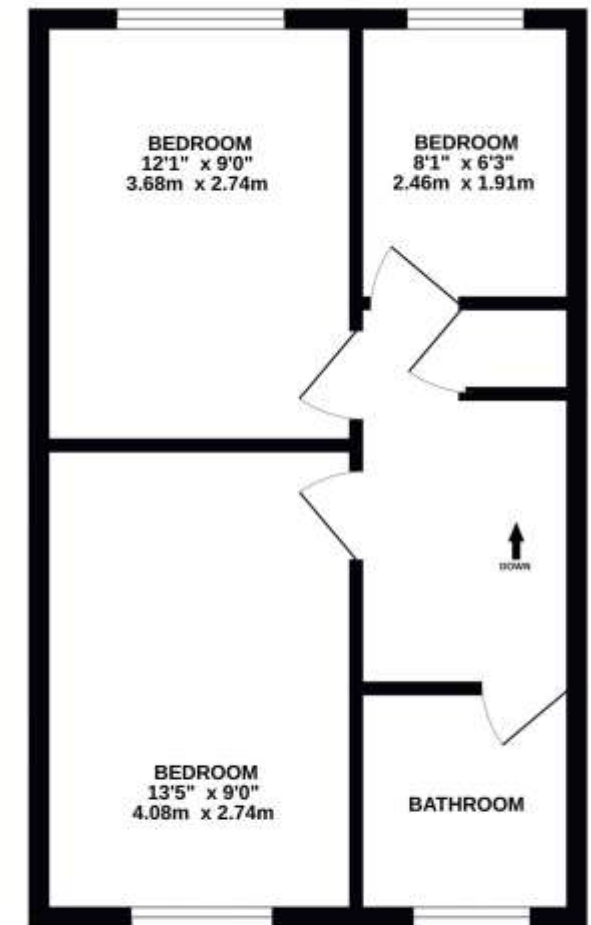
.Important

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.

GROUND FLOOR



1ST FLOOR



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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