



39, Haughton Close, Bridgnorth, Shropshire, WV16 4PS

BERRIMAN
EATON

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An immaculate one double bedroom apartment located on the first floor with allocated parking being within walking distance to local amenities and public transport.
Bridgnorth High Street - 1 mile, Telford 13 miles - Kidderminster 15 miles - Wolverhampton 15 miles - Shrewsbury 19 miles - Ludlow 19 miles.
(All distances are approximate).

LOCATION

The picturesque riverside market town of Bridgnorth has an abundance of amenities to include shops, cafés, post offices, pubs and restaurants along with a good selection of primary and secondary schooling, sports facilities, healthcare, hospital and local attractions such as the Severn Valley Steam Railway, River Severn and weekend farmers markets. Haughton Close is located off Sydney Cottage Drive being within walking distance to a local convenience store, butcher and post office with regular public transport close by.

ACCOMMODATION

From the ground floor, the front door opens into a private entrance hall, with stairs rising to the first-floor accommodation.

The first floor features a spacious lounge, complete with a wall-mounted electric feature fire and a window overlooking the rear elevation.

The kitchen is fitted with a range of base cupboards and matching wall cabinets, worktops, a sink unit, and an electric cooker point.

A useful utility room provides plumbing for a washing machine and space for both a fridge and freezer. It also houses the wall-mounted central heating boiler.

Additional storage is available in the airing cupboard.

The accommodation includes a well-proportioned double bedroom with a window to the front elevation, and a bathroom fitted with a modern white suite comprising a panelled bath with shower over, WC, and pedestal wash hand basin.

OUTSIDE

Externally, there is allocated parking to the front with a path leading to the main entrance. Adjacent to the front door is a secure store cupboard, along with access to a communal paved garden area and an allocated space for drying laundry.

SERVICES

We are advised by our client that all main services are connected to the property. Verification should be obtained by your Surveyor.

TENURE

We are advised by our client that the property is LEASEHOLD. Term : 125 years from 11 March 2004. An annual service charge/ground rent is applicable. Verification should be obtained by your Solicitors.

LOCAL AUTHORITY

Shropshire Council.
Tax Band: A
www.mycounciltax.org.uk/content/index

FIXTURES AND FITTINGS

By separate negotiation.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our BRIDGNORTH OFFICE.

DIRECTIONS

From Salop Street proceed onto the Wenlock Road, at the mini island take a right into Church Lane then right again into Racecourse Drive. At the junction turn left where the entrance to Haughton close is next on the left before the slip road lined with a picket fence.

Tettenhall Office

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Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

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www.berrimaneaton.co.uk

Asking Price
£118,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

39 HAUGHTON CLOSE
BRIDGNORTH



