

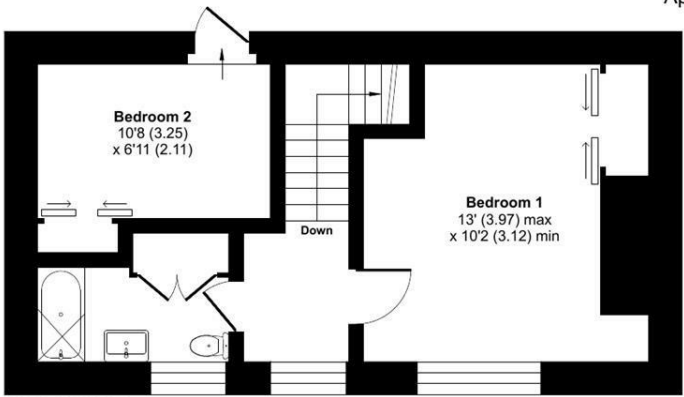
FOR SALE

The Cottage, 8 Union Street, Bishops Castle, SY9 5AJ

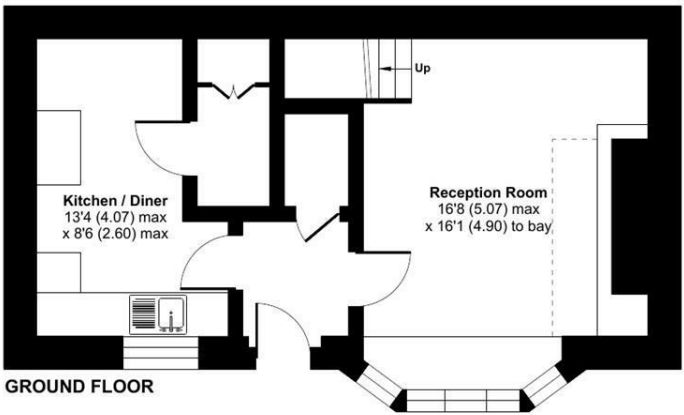


Union Street, Bishops Castle, SY9

Approximate Area = 731 sq ft / 67.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Halls. REF: 1247441



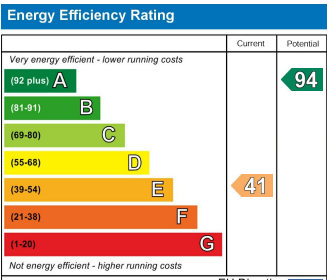
FOR SALE

Offers in the region of £195,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01588 638 755

Bishops Castle Sales

33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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1 Reception Room



2 Bedrooms



1 Bathroom



- A characterful mid-terrace cottage
- Close to all town amenities
- 2 Bedrooms, Bathroom
- Living Room, Kitchen
- Level garden to the rear at first floor level
- Excellent potential for renovation and modernisation

GENERAL REMARKS

The cottage 8 Union Street, is a period mid-terrace cottage which occupies a very convenient position within level walking distance of the towns many shopping and recreational facilities. The house provides an ideal opportunity to modernise and improve a characterful house which has 2 bedrooms, living room, kitchen and bathroom. Outside is a small front terrace with to the rear, a good sized level garden which unusually. is accessed from the first floor.

SITUATION

The property is found in a level part of the town, just off the main Church and High Street. The town of Bishops Castle offers an excellent range of local services and amenities and is a historic market town nestled in the south west corner of Shropshire and within comfortable driving distance of the larger towns of Shrewsbury and Ludlow.

ACCOMMODATION

Arranged over two floors, the house is approached from Union Street by a small stone paved area to the glazed front door opening into the:

ENTRANCE HALL

With a wood block floor, exposed ceiling joists and understairs cupboard with electric meter.

To the left, a doorway opens into the

KITCHEN

13'4" x 8'6" (4.06m x 2.59m)

With stainless steel sink unit, tiled floor surface with vinyl covering, range of base cupboards, exposed ceiling joists, night storage heater and walk-in pantry cupboard.

To the right of the entrance hall is a door into the:

LOUNGE

13'5" x 13'3" (4.09m x 4.04m)

With wood block floor, feature brick fireplace with open chimney, exposed ceiling timbers and joists, bay window to the front street and electric radiator.

The staircase rises from the living room to the first floor landing with exposed timber floor, night storage heater, access to roof space and door to:

BEDROOM 1

13'9" x 13'0" (4.19m x 3.96m)
inc chimney breast

With window to the front street, exposed beam, wardrobe space/store and electric panel heater.

BEDROOM 2

10'7" x 6'5" (3.23m x 1.96m)

With electric panel heater, recessed wardrobes and sliding doors, double-glazed door leading out to the private garden.

Off the landing is the:

BATHROOM

7'4" x 5'8" (2.24m x 1.73m)

With panelled bath with shower attachment, part wall tiles, wash basin, WC, 'Heatstore' wall heater, cupboard housing the hot water cylinder and window to the front.

OUTSIDE

To the front is a small street frontage patio whilst to the rear is an enclosed level lawn which is a good size (38' x 28') and extremely peaceful for a town setting, together with a garden shed.

SERVICES

Mains water, electricity and drainage are connected.

NOTE: None of the services or installations have been tested by the Agent.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

COUNCIL TAX

Shropshire Council - Band A.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.