



## 39 Bainbridge Green, Harlescott, Shrewsbury, Shropshire, SY1 3QS

**£169,995**

This spacious 3 bedroom terraced house enjoys a fine position overlooking the green and offers excellent, improved accommodation including: Enclosed Porch, Living Room, Spacious Fitted Kitchen/Dining Room, Large Conservatory, 3 Good Sized Bedrooms, 4 Piece Bathroom, GCH, DG, Enclosed Garden. Close To A Range Of Local Facilities And Convenient For Road Networks.



**39 Bainbridge Green, Harlescott, Shrewsbury, Shropshire, SY1 3QS      Ref: 4580**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Decorative double glazed entrance door.

**Enclosed Porch**

Door to

**Living Room** 17' 4" x 11' 3" (5.28m x 3.43m)

Feature ornamental stone fireplace incorporating TV shelf and display niche, slate, double radiator, 2 double glazed windows enjoying open front aspect.

**Kitchen/Dining Room** 17' 4" x 12' 3" (5.28m x 3.73m)

Extremely well fitted with excellent range of units, laminated work tops, inset 1 1/2 bowl sink unit, matching breakfast bar, integrated electric oven and 4 ring gas hob with filter hood over, tiled flooring, radiator, large under stairs storage cupboard, further built in storage cupboard, double glazed window to the rear, double glazed door to Conservatory, staircase leads to First Floor Landing.

**Conservatory** 17' 6" x 6' 7" (5.33m x 2.01m)

Tile flooring, double glazed French doors lead to attractive rear garden, double glazed window to the rear.

**First Floor Landing**

Built in shelved storage cupboard access to roof space.

**Bedroom 1** 16' 6" x 8' 1" (5.03m x 2.46m)

A large room with radiator and double glazed window enjoying open front aspect.

**Bedroom 2** 11' 10" x 8' 11" (3.60m x 2.72m)

Radiator, double glazed window to the front, built in cupboard housing Vailant gas fired central heating boiler.

**Bedroom 3** 8' 1" x 7' 7" (2.46m x 2.31m)

A very good single room with radiator and double glazed window overlooking rear garden.

**Bathroom** 9' 3" x 6' 4" (2.82m x 1.93m)

Fitted with 4 piece suite including bath, tiled shower cubicle with electric shower unit, wash basin, WC, further tiled areas, radiator, double glazed window to the rear.

**Outside - Front**

Attractive front garden is approached through a gate onto brick paved patio with central slate bed and border, enclosed by hedging and picket style fencing.

**Rear Garden**

A well maintained garden, essentially laid to paved patio with deep gravel bed to one side and flower bed to one corner. Timber shed and the garden is enclosed by timber fencing with gated access onto resident's pathway to the rear

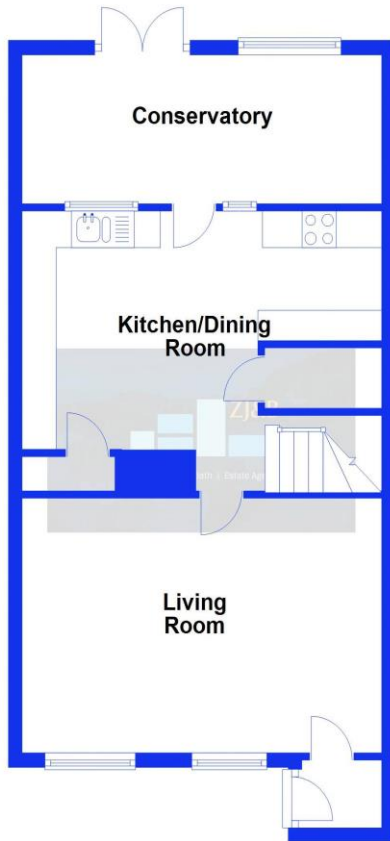
Council Tax Band B

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

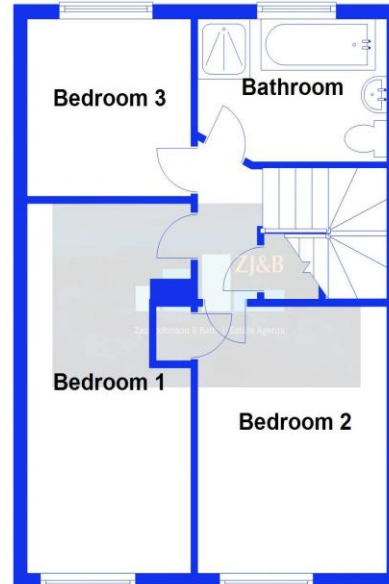
### Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 91.7 sq. metres (987.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp  
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## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

39 Bainbridge Green SHREWSBURY SY1 3QS	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 3 August 2033 Certificate number: 0671-3029-5208-5727-1204
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Property type: Mid-terrace house

Total floor area: 78 square metres

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#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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#### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**