



12 Haughmond View, Longner Street, Mountfields, Shrewsbury, SY3 8RG

£270,000

An appealing end terrace Victorian period town house in a highly desirable location close to the town centre. Accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, 2 Double First Floor Bedrooms, Bathroom, Large Loft Room And Shower Room. GCH, Attractive Gardens. No Upward Chain. Viewing Recommended.



12 Haughmond View, Longner Street, Mountfields, Shrewsbury, SY3 8RG Ref: 4671

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

Wooden entrance door with decorative glass panel.

Entrance Hall

Most attractive period pattern tile flooring and decorative tiled skirtings, staircase leads to First Floor Landing,

Living Room 12' 5" into bay x 11' 5" (3.78m x 3.48m)

Pine door, ornate cast iron fireplace, quarry tile hearth, walk in secondary glazed bay window enjoying open outlook to the front. Pine folding doors to

Dining Room 13' 0" x 11' 9" (3.96m x 3.58m)

Ornate cast iron fire surround, wood side slips and mantle, double radiator, laminate flooring, secondary glazed window to the rear, door to

Kitchen 14' 6" x 8' 2" (4.42m x 2.49m)

Fitted with solid granite worktops incorporating and drainer with 1 1/2 bowl sink and mixer tap, solid wood fronted units, integrated Neff electric double oven and 5 ring gas hob with filter hood above, microwave. Further laminated worktops, wall mounted combination central heating boiler, double radiator, double glazed window to the rear overlooking garden, secondary glazed window to the side, Velux double glazed skylight, glazed door to the rear garden.

First Floor Landing

Staircase leads to Second Floor Landing.

Bedroom 1 14' 11" x 10' 5" (4.54m x 3.17m)

Pine door, double radiator, 2 built in double wardrobes, 2 secondary glazed sash windows with fine open views over garden and Frankwell Fields

Bedroom 2 12' 11" x 9' 3" (3.93m x 2.82m)

Pine door, ornate cast iron fireplace, double radiator, secondary glazed sash window to the rear.

Bathroom

Fully refitted with contemporary white 3 piece suite providing bath with mermaid boards around, mixer tap with shower fitting, wash basin, WC, radiator, ornamental cast iron fireplace, secondary glazed window overlooking rear garden, Velux double glazed skylight.

Second Floor Landing

2 double glazed windows.

Bedroom 3 16' 11" x 11' 8" (5.15m x 3.55m)

Good range of double glazed windows and 2 double glazed skylights providing excellent natural lighting, range of fitted wardrobes with central shelving, double radiator.

En Suite Shower Room

Fully tiled and fitted with shower cubicle with folding door and electric shower unit, wash basin and WC.

Outside

The property enjoys an excellent end of terrace position with good size front garden enclosed by brick walls and fencing. The gardens comprise terraced beds with central pathways and circular patio feature. The beds have been prepared for planting.

Rear Garden

Approached on to a covered ornamental brick patio, brick wall retains raised beds with central pathway and enclosed by walls and fencing. Gated pedestrian access leads to Alma street to the rear and wrought iron gate on to residents' pathway which leads to Longner Street.

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**



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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
12 Haughton View Longway Street, SHEPHERDSTON, SY3 8RG	Energy rating D	Valid until: 21 February 2033 Certificate number: 0190-2372-8027-2427-9961																																
Property type	end-terrace house																																	
Total floor area	131 square metres																																	
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).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>84 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>68 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B		84 B	69-80	C			55-68	D	68 D		39-54	E			21-38	F			1-20	G		
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<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		



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