



1 Lime Terrace, Lime Street, Longden Coleham, Shrewsbury, SY3 7EE

Offers in the Region Of £272,500

Located within walking distance of Shrewsbury Town Centre is the beautiful end of terrace house oozing with character and enjoying views of Shrewsbury Town Centre. Lime Terrace is located in the popular area of Coleham with many local amenities and buzzing community. Accommodation comprises Living Room, Dining Room, Kitchen, 2 Bedrooms, Large Bathroom, Private Rear Garden, Off Road Parking.



1 Lime Terrace, Lime Street, Longden Coleham, Shrewsbury, Shropshire, SY3 7EE Ref: 4718

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

Glazed entrance door.

Entrance Hall 2' 10" x 2' 8" (0.86m x 0.81m)
Wood effect laminate flooring, exposed wood staircase leads to First Floor Landing, radiator.

Living Room 10' 8" x 12' 4" (3.25m x 3.76m)
Wood style laminate flooring, double glazed windows to the front with beautiful views over towards Shrewsbury town centre, corner open fireplace with tiled surround, radiator, useful under stairs storage cupboard.

Dining Room 12' 6" x 15' 0" (3.81m x 4.57m)
Wood style laminate flooring, corner gas fire with oak mantle and tiled hearth, radiator, storage cupboard housing boiler, plumbing for washing machine, uPVC double glazed door leading to rear garden.

Kitchen 8' 3" x 7' 6" (2.51m x 2.28m)
Vinyl floor tiles, double glazed window to the side. Fitted with base and eye level units, oak work tops, Belfast sink unit, space for oven.

First Floor Landing
Feature double glazed window to the side, storage cupboard.

Bedroom 1 10' 7" x 15' 3" (3.22m x 4.64m)
Exposed floor boards, over stairs storage cupboard, double glazed window to the front with beautiful views across towards the town centre, feature corner cast iron fireplace with tiled hearth, radiator.

Bedroom 2 12' 6" x 7' 5" (3.81m x 2.26m)
Exposed timber floor boards, double glazed window to the rear, radiator, feature corner cast iron fireplace with tiled hearth.

Bathroom 8' 8" x 7' 2" (2.64m x 2.18m)
Exposed floor boards, frosted double glazed window to the rear. Fitted with 4 piece suite including WC, wash basin set to vanity unit, corner shower cubicle with mixer shower, free standing double slipper bath with mixer tap and shower attachment, towel radiator, access to loft.

Rear Garden
Sitting in a quite corner position, the garden is enclosed by fencing with gated access onto shared communal pathway. Artificial lawn to the rear with paved patio beyond with raised bed.

External - Front
The access is off Lime Street, paved driveway providing parking, paved pathway to entrance door.

Council Tax Band B

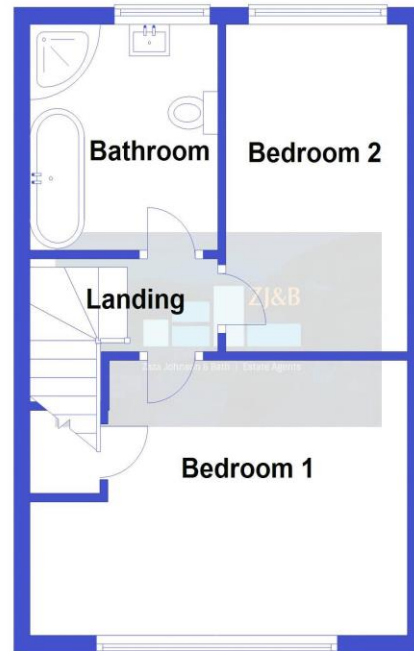
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



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

16/02/2024, 09:13

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

1 Long Renard Llan Road Brynauddur SY3 7EJ	Energy rating D	Valid until: 8 February 2034 Certificate number: E356-3034-5202-2194-5200
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Property type	End-terrace house
Total floor area	74 square metres

Rules on letting this property

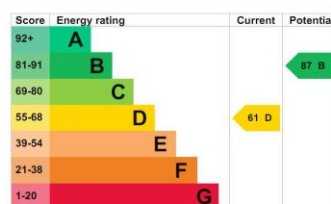
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>

Energy rating and score

The property's energy rating is D, 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/3356-3034-5202-2194-5200>

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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