



13 New Park Road, Castlefields, Shrewsbury, Shropshire, SY1 2RS

£220,000

A modern 2 bedroom terraced house with driveway parking, enjoying an excellent setting central to the town centre and train station. Accommodation includes: Hall, WC, Generous Living/Dining Room Opening Onto An Enclosed Garden, Fitted Kitchen, 2 Double Bedrooms, Bathroom, ECH, DG.

Viewing Highly Recommended.



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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 window above.

Entrance Hall

Electric radiator.

Cloakroom/WC

Fitted with wash basin and WC, radiator.

Kitchen 8' 2" x 8' 6" (2.49m x 2.59m) max

Attractively fitted with cream gloss fronted units, laminate work tops, tiled splash back, inset sink unit, 4 ring hob with extractor over, electric oven, space and plumbing for washing machine, space for fridge/freezer, double glazed sash style window to the front.

Living Room 13' 9" x 12' 2" (4.19m x 3.71m)

2 electric radiators, double glazed French doors leading to rear garden, staircase leads to First Floor Landing, useful under stairs storage cupboard.

First Floor Landing

Bedroom 1 12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window to the front, electric radiator, built in cupboard.

Bedroom 2 12' 2" x 7' 3" (3.71m x 2.21m)

Double glazed window to the rear, radiator.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over and fully tiled walls around, wash basin, WC, towel radiator, shaver socket.

Outside - Front

The property is approached over a gravel driveway providing parking, paved pathway to the entrance door, enclosed by low level brick walls with iron railings.

Rear Garden

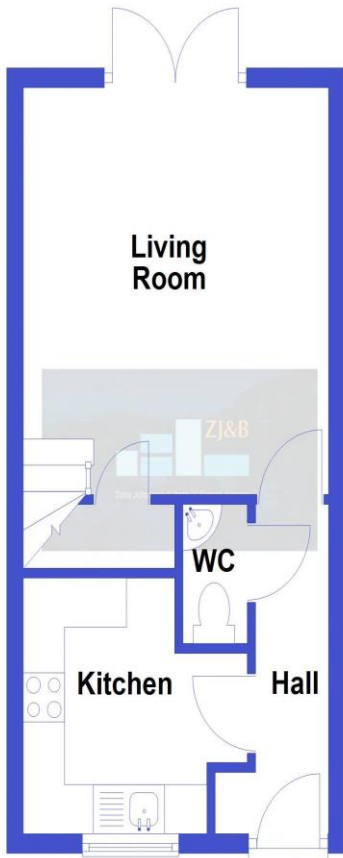
Approached onto a paved patio, lawn beyond and enclosed by timber fencing.

Council Tax Band B

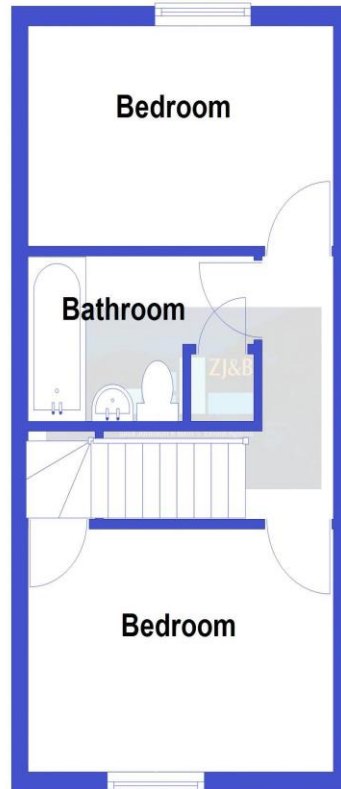
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

20/03/2024, 11:40

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

English | Cymraeg

Energy performance certificate (EPC)

13, New Park Road Sarni Hafnaw BT11 3AS	Energy rating D	Valid until: 1 October 2027
		Certificate number: 9659-3042-7602-0203-8881

Property type: Mid-terrace house
Total floor area: 58 square metres

Rules on letting this property

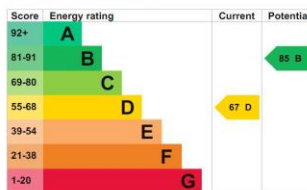
Properties can be let if they have an energy rating from A to E.

You can need guidance for landlords on the regulations and exemptions. <https://www.gov.uk/government/consultations/private-rental-copiers-minimum-energy-efficiency-requirements-guidance>

Energy rating and score

This 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 the 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-certificates.service.gov.uk/energy-certificates/9659-3042-7602-0203-8881>



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