



49 Judith Butts Gardens, Monkmoor, Shrewsbury, Shropshire, SY2 5RZ

£180,000

Ideal for investors is this 3 bedroom end of terrace property requiring full renovation throughout. The property benefits from spacious rooms throughout with accommodation including, Entrance Hall, Living Room, Kitchen/Dining Room, 3 Bedrooms, Bathroom, Garage and Driveway, Good Size Private Rear Garden. Located in the popular area of Monkmoor within easy access of Shrewsbury town centre and link roads. No Upward Chain.



49 Judith Butts Gardens, Monkmoor, Shrewsbury, Shropshire, SY2 5RZ Ref: 4778

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

uPVC double glazed entrance door.

Entrance Hall 5' 10" x 5' 5" (1.78m x 1.65m)
Under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 17' 8" x 11' 0" (5.38m x 3.35m)
Carpet, double glazed windows to front and rear, radiator, built-in 1970's gas fireplace with tiled surround.

Kitchen/Dining Room 11' 3" x 10' 10" (3.43m x 3.30m)
Vinyl flooring, radiator, double glazed window to the side, fitted with base and eye level units, worktops with inset stainless sink unit. Archway leads to

Rear Porch 3' 9" x 5' 6" (1.14m x 1.68m)
Double glazed window to the rear, frosted glazed uPVC double glazed door to rear garden, built in storage cupboard.

First Floor Landing 11' 3" x 3' 0" (3.43m x 0.91m)
Access to loft space, built in cupboard housing hot water cylinder.

Bedroom 1 11' 0" x 7' 5" (3.35m x 2.26m)
Carpet, radiator, double glazed window to the front.

Bedroom 2 11' 4" x 7' 5" (3.45m x 2.26m)
Carpet, radiator, double glazed windows to rear and side.

Bedroom 3 9' 10" x 8' 1" (2.99m x 2.46m)
Carpet, radiator, double glazed window to the rear.

Bathroom 6' 0" x 6' 3" (1.83m x 1.90m)
Fitted with 3 piece suite including bath, wash basin and WC, frosted double glazed window to the rear, radiator.

Rear Garden

Concrete patio, paved pathway leads to the bottom of the garden, enclosed by fencing, small area of lawn and gravel bed. Garage/Store.

External - Front

Tandem Tarmac driveway providing access to garage. Gravel bed, hedging.

Council Tax Band

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

Energy performance certificate (EPC)			
49 Judith Butts Gardens SHREWSBURY SY2 6HZ	Energy rating	Valid until:	22 April 2034
	D	Certificate number:	2529-3037-7204-1374-2200
Property type	End-terrace house		
Total floor area	75 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 rating and score		The graph shows this property's current and potential energy rating.	
This property's energy rating is D. It has the potential to be B.		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.	
See how to improve this property's energy efficiency .		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		
55-68	D	62 D	80 B
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