



29 Lime Street, Longden Coleham, Shrewsbury, Shropshire, SY3 7EB

Offers in the Region Of £265,000

A beautiful 2 bedroom terraced cottage of immense character. Located close to the town centre, accommodation and attractions include: Hall, Living Room, Kitchen/Dining Room, Sun Room, Utility Room, Ground Floor WC, 2 Good Sized Bedrooms, Spacious Bathroom, GCH, Enclosed Rear Garden. Parking To Rear. Excellent Location Close To Riverside Walks And The Town Centre.



29 Lime Street, Longden Coleham, Shrewsbury, Shropshire, SY3 7EB Ref: 4464

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

Glass panel entrance door with leaded glass panel above.

Entrance Hall

Staircase leads to First Floor Landing.

Living Room 11' 1" x 10' 3" (3.38m x 3.12m)

Stripped pine door, wooden fire surround with decorative tiled inlay and ornamental cast iron grate, radiator, secondary double glazed window to the front, useful under stairs storage cupboard.

Kitchen/Dining Room 14' 1" x 12' 1" (4.29m x 3.68m)

Stripped pin door opens into a lovely size room with ample space for dining table. Fitted with cream fronted units to 2 wall areas, laminated work tops with inset sink unit, tiled surround to work areas, integrated electric double oven and 4 ring gas hob, space for further appliances, radiator, sash window, pine glass panel door to Utility Room.

Sun Room 8' 1" x 7' 5" (2.46m x 2.26m)

Stripped pine door, decorative quarry tile flooring, radiator, double glazed window and French doors lead to rear garden.

Utility Room

Fitted with range of cupboards with laminated work tops, inset sink unit, double glazed window to the rear.

Ground Floor WC

Fitted with low flush WC and window to the rear.

First Floor Landing

Useful cupboard, access to well insulated, boarded roof space.

Bedroom 1 14' 1" x 10' 3" (4.29m x 3.12m)

Pine door, secondary double glazed window with wooden shutters, ornamental period cast iron fireplace, built in wardrobe and storage cupboard, radiator.

Bedroom 2 12' 2" x 7' 4" (3.71m x 2.23m)

Radiator, double glazed window overlooking rear garden.

Bathroom 8' 9" x 6' 5" (2.66m x 1.95m)

A good size bathroom fitted with white 3 piece suite providing bath with mixer tap and shower fitting, wash basin with cupboard beneath, WC, fully tiled walls, heated towel rail, double glazed window to the rear.

Outside - Front

The property is approached over a pathway with an attractive, well stocked front garden containing shrubs and trees.

Rear Garden

Approached onto a patio with lawn beyond and well stocked shrub beds and borders with trees. Useful timber shed and the garden is enclosed by high level close boarded fencing with gate through to Parking Space.

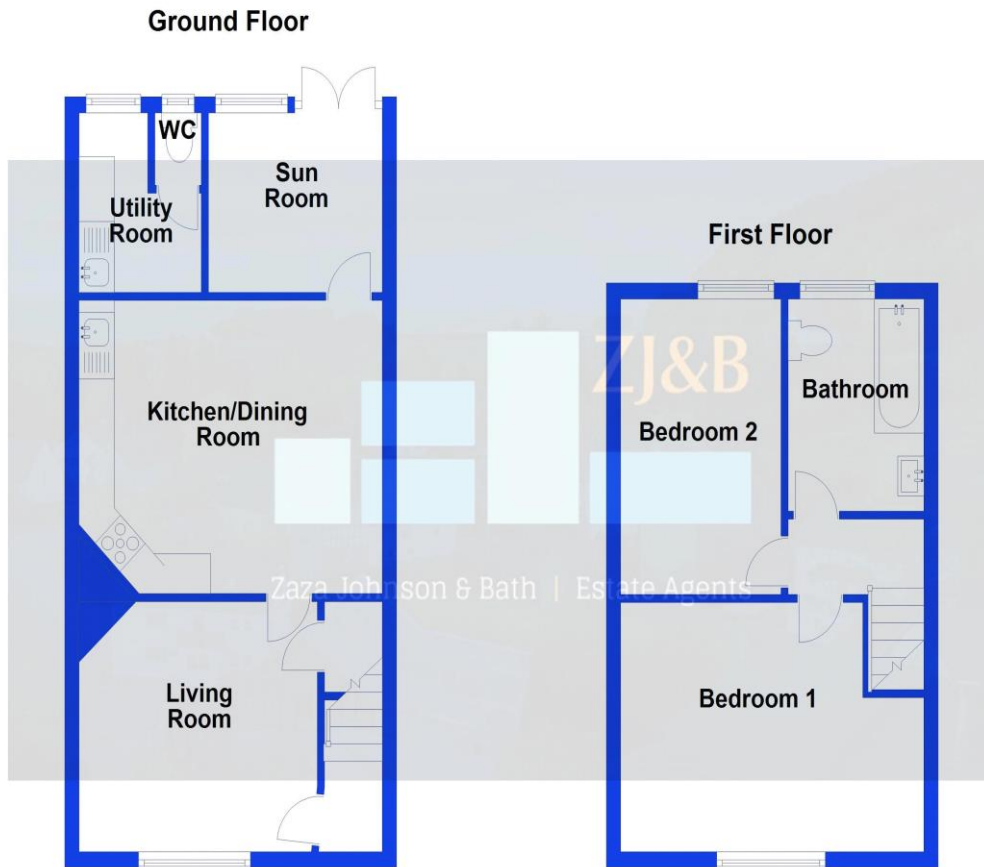
Parking Space

Accessed from Longden Gardens.

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

28/04/2023, 08:37

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

Energy performance certificate (EPC)

29 Lime Street SHREWSBURY SY3 7EB	Energy rating C	Valid until: 25 April 2033 Certificate number: 0110-2475-2047-2427-4095
---	---------------------------	--

Property type
Mid-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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

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

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



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