



29 East Crescent, Sundorne, Shrewsbury, Shropshire, SY1 4JZ

£200,000

This excellent 2 bedroom semi detached bungalow has just been fully renovated throughout. Offering a brand new kitchen and shower room and new decor and floor coverings, the superb accommodation must be seen and includes: Enclosed Porch, Generous Hall, large Living Room, Kitchen, 2 Bedrooms, Shower Room. GCH, DG, 4 car Driveway, Large Desirable Plot. No Upward Chain.



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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

uPVC double glazed entrance door.

Entrance Porch

uPVC double glazed entrance door.

Entrance Hall

Wood style laminate flooring, radiator, built in cloaks cupboard, built in airing cupboard housing Vaillant gas fired central heating boiler, access to roof space.

Living Room 15' 6" x 10' 5" (4.72m x 3.17m)

Radiator, double glazed bay window to the front.

Kitchen 10' 6" x 8' 5" (3.20m x 2.56m)

Recently fully re-fitted with white gloss fronted units, wood effect laminated worktops incorporating breakfast bar, inset sink unit, tiled surround to work areas, integrated electric oven, 4 ring gas hob and filter hood over, ample space for appliances, radiator, double glazed window overlooking rear garden, double glazed door to rear garden.

Bedroom 1 12' 5" x 9' 8" (3.78m x 2.94m)

Good size double room with radiator, double glazed window to the front, built in double wardrobe with sliding doors.

Bedroom 2 8' 5" x 7' 7" (2.56m x 2.31m)

Radiator, double glazed side window.

Shower Room

Fully refitted with white 3 piece suite including large fully tiled shower cubicle with wall fitting and drench shower head, wash basin and WC, vanity cupboard, radiator, double glazed rear window.

Outside - Front

The property enjoys a good frontage with extensive lawn. Long driveway provides parking for around 4 cars. Pathway to entrance door.

Rear Garden

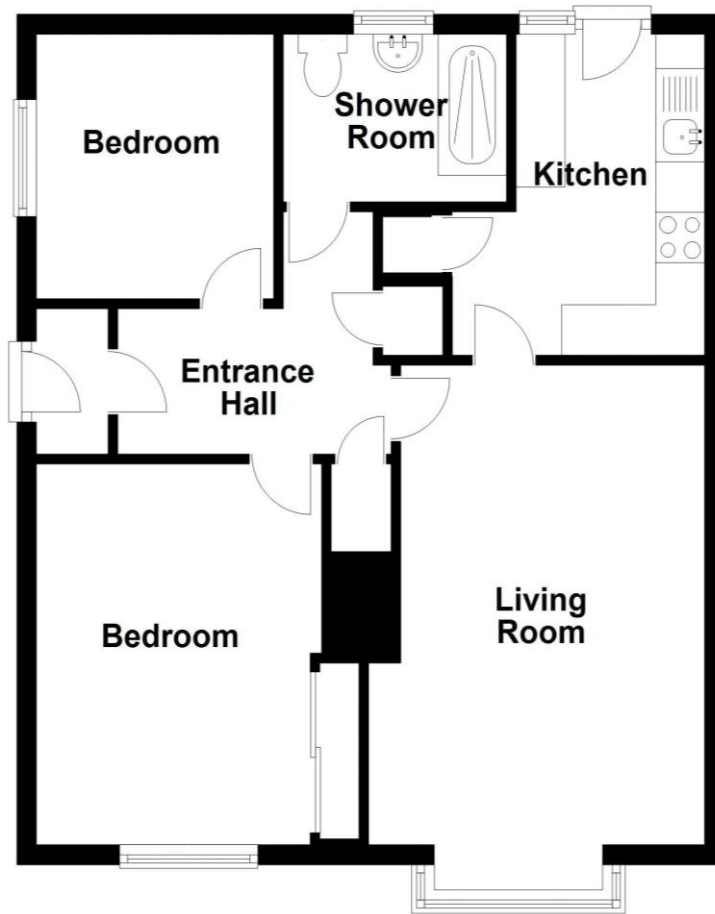
Approached from the Kitchen leading to patio pathway. The majority of the garden is laid to lawn, paved sun terrace with low level wall around, garden shed and the garden is enclosed by timber fencing and hedging and border school fields to the rear boundary.

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



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)			
29 East Crescent SANDRINGHAM S41 4JZ	Energy rating	Valid until: 22 May 2034	
	C	Certificate number:	2527-3038-0205-1104-3200
Property type	Semi-detached bungalow		
Total floor area	57 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	
55-68	D		
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