



62 Moreton Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7BZ

Offers in the Region Of £220,000

An attractive double fronted 3 bedroom end of terrace property located in the sought after Belle Vue, walking distance from Shrewsbury Town centre and enjoying many local amenities nearby including cafes, shops, pubs and good primary school. This property does require modernisation throughout but offers spacious accommodation which includes: Large living/Dining Room, Kitchen, Utility, WC, 3 bedrooms, Bathroom, rear courtyard. NO UPWARD CHAIN.



62 Moreton Crescent, Belle Vue, Shrewsbury, Shropshire, SY3 7BZ Ref: 4850

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Living Room 14' 8" x 20' 6" (4.47m x 6.24m)

Timber entrance door with glazed panel above, wood style affect laminate flooring, x2 radiators, fireplace with log burner (Not known if in working order), x2 single glazed windows facing front aspect, built in storage cupboard housing gas and electric meters

Kitchen 9' 3" x 16' 0" (2.82m x 4.87m)

Range of wall and floor base units with laminate worktops, stainless steel sink unit, DG window, 4 ring gas hob, double oven, extractor fan.

Utility 4' 8" x 5' 6" (1.42m x 1.68m)

Plumbing for washing machine, boiler, radiator, UPVC door to rear courtyard

WC 4' 8" x 3' 0" (1.42m x 0.91m)

WC, hand basin, DG window, radiator

Hall 5' 3" x 6' 0" (1.60m x 1.83m)

Timber entrance door from side access, staircase to first floor, tiled floor

First Floor Landing

Laminate flooring, radiator, single glazed window, built in storage cupboard with radiator.

Bedroom 1 11' 9" x 10' 3" (3.58m x 3.12m)

Laminate flooring, radiator, single glazed window facing front aspect

Bedroom 2 11' 9" x 10' 3" (3.58m x 3.12m)

Laminate flooring, radiator, single glazed window facing front aspect

Bedroom 3 9' 2" x 8' 7" (2.79m x 2.61m)

Laminate flooring, radiator, single glazed window facing rear aspect

Bathroom 8' 10" x 7' 6" (2.69m x 2.28m)

Vinyl flooring, bath, hand basin, WC, frosted single glazed window

Rear Garden

Patio area, small garden area, shed, gated side access, bordered by fencing

External - Front

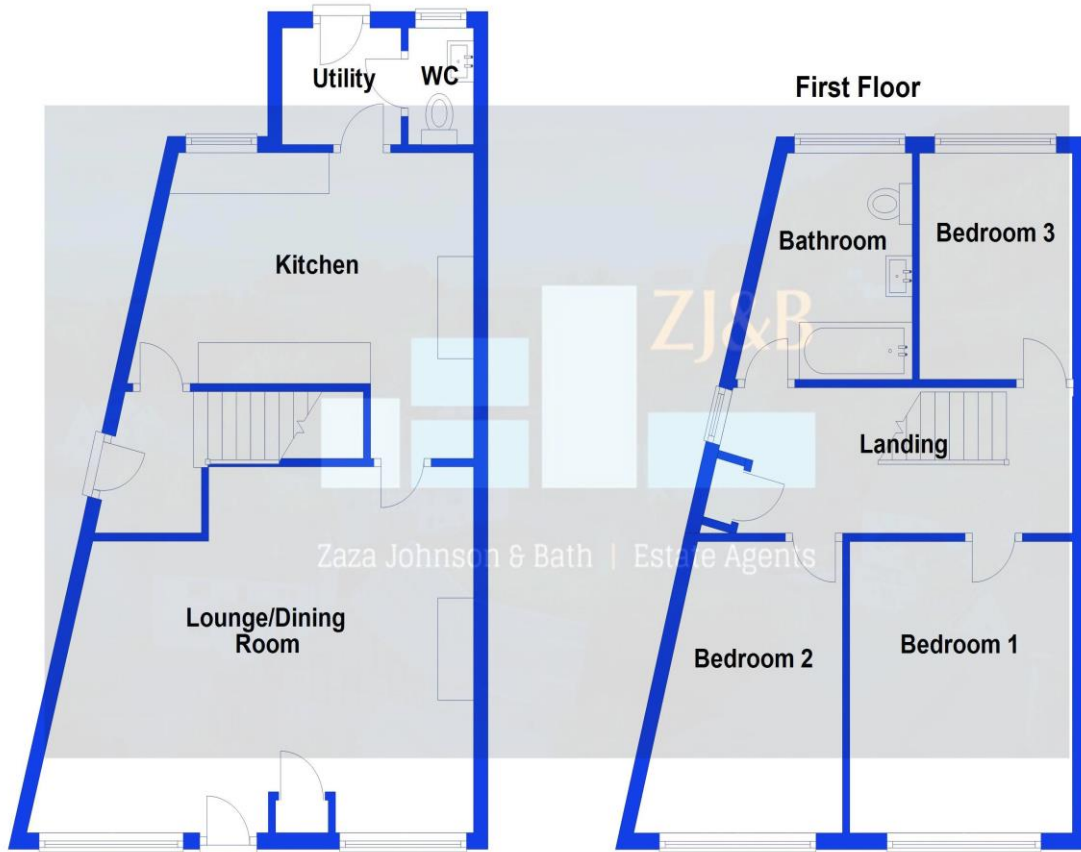
Property is located off Belle Vue Road, brick wall with steel rails, block paved path to front door, stone bedding area.

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
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
62 Marston Crescent SHREWSBURY SY3 7BZ	Energy rating	Valid until:	24 June 2034
	D	Certificate number:	2242-3039-7206-5244-3204
Property type	End-terrace house		
Total floor area	80 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		94.5
81-91	B		
69-80	C		
55-68	D	60.0	
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