



187 Lancaster Road, Harlescott, Shrewsbury, Shropshire, SY1 3NB

£235,000

This Fletcher built 3 bedroom semi detached house is well located and provides attractive accommodation including: Entrance Hall, Living Room, Kitchen/Dining Room, 2 Double Bedrooms With Built In Wardrobes, Good Sized Single Bedroom With Built In Wardrobe, Impressive Refitted Bathroom, Wide Driveway, Garage, Private Rear Garden. GCH, DG. Close To Schools, Shops And Range Of Amenities.



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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 with side window.

Entrance Hall

Radiator, staircase leads to First Floor Landing.

Living Room 13' 0" x 13' 7" (3.96m x 4.14m)

Attractive ornamental fireplace with electric fire inset, radiator, large double glazed window to the front, under stairs storage cupboard.

Kitchen/Dining Room 19' 1" x 9' 4" (5.81m x 2.84m)

Kitchen Area fitted with good range of units with laminate work tops, inset 1 1/2 bowl sink unit, integrated electric oven and 4 ring gas hob with filter hood above, built in storage cupboard, alcove ideal for fridge/freezer, radiator, double glazed French doors lead onto private rear garden, double glazed door to the side, double glazed window overlooking rear garden.

First Floor Landing

Double glazed window to the side, built in airing cupboard housing Worcester gas fired central heating boiler, access to roof space.

Bedroom 1 11' 3" x 12' 1" (3.43m x 3.68m)

Radiator, large double glazed window to the front, large built in double wardrobe and shelved cupboard.

Bedroom 2 9' 1" x 7' 3" (2.77m x 2.21m)

Radiator, double glazed window overlooking rear garden, recessed shelving, built in wardrobe.

Bedroom 3 8' 0" x 7' 5" (2.44m x 2.26m)

Radiator, double glazed window to the front, built in double wardrobe.

Bathroom

Attractively refitted with contemporary white suite including 'P' shape bath with fully tiled walls around the bath, wall mounted shower unit, half tiled to further wall, wash basin and WC, heated towel rail, double glazed window to the rear.

Outside - Front

The property is approached over a driveway opening to provide double width parking for several cars. The front garden is laid to lawn.

Brick Built Garage 17' 0" x 8' 0" (5.18m x 2.44m)

Up and over door, power and lighting, double glazed door and window to the rear.

Rear Garden

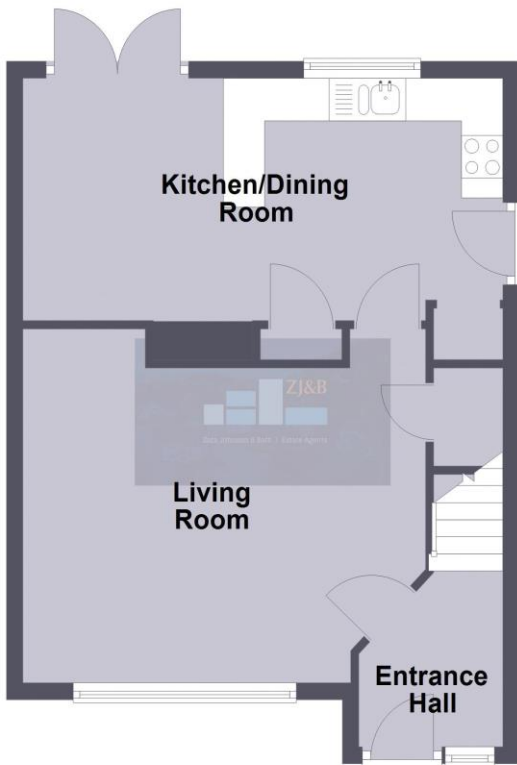
The property enjoys a very private rear garden, approached onto a paved patio the lawn beyond, deep well stocked shrub bed and barked play area to one side. Base in the corner ideal for a shed/greenhouse. Cold water tap. The garden is enclosed by high level timber fencing.

Council Tax Band B

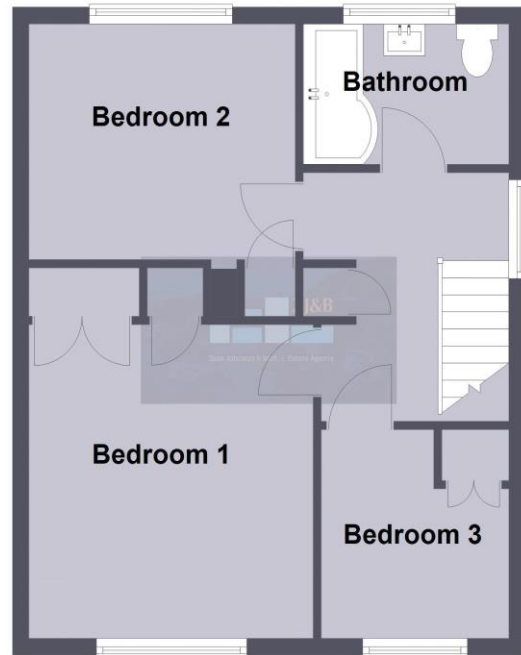
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Energy performance certificate (EPC)

187 Lancaster Road SHREWSBURY SY1 3NB	Energy rating C	Valid until: 25 September 2034 Certificate number: 7200-7352-0222-2424-3143
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Property type: Semi-detached house
 Total floor area: 84 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	73	83
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