



## 13 Besford Square, Belle Vue, Shrewsbury, Shropshire, SY3 7PG

**£160,000**

Rich in character, this Victorian period one bedroom terraced house oozes character and includes: Living Room Opening Through To Cleverly Designed Kitchen, Porch, Pantry. Upstairs Is A Double Bedroom And Spacious Bathroom. GCH, Charming Location Within Close Distance Of The Town Centre. We Anticipate A Strong Level Of Interest.



**13 Besford Square, Belle Vue, Shrewsbury, Shropshire, SY3 7PG Ref: 4608**

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**

Double glazed entrance door.

**Living Room** 11' 8" x 10' 2" (3.55m x 3.10m)

Exposed floor boards, radiator, polished stone fire surround with hearth and coal effect gas fire inset and back boiler supplying central heating system, double glazed window to the front, arched display alcove with storage cupboard, wide square opening to

**Kitchen** 10' 2" x 8' 0" (3.10m x 2.44m)

Exposed floor boards, fitted with good range of units with solid wood work tops, inset sink and drainer, tiled areas, integrated 4 ring induction hob with filter hood above, integrated oven, double glazed window to the rear, door to Rear Lobby, staircase leads to First Floor Landing.

**Rear Lobby**

Tiled flooring and useful pantry flooring with window.

**First Floor Landing**

Period wooden door to

**Bedroom** 11' 7" x 10' 1" (3.53m x 3.07m)

Exposed floor boards, radiator, double glazed window overlooking garden.

**Bathroom** 8' 11" x 7' 3" (2.72m x 2.21m)

Fitted with 3 piece suite including bath with Triton electric shower unit over, wash basin, WC, fully tiled around bath, half tiled to further walls, heated towel rail, window, built in airing cupboard.

**Outside**

The property enjoys 2 gardens. The first approached through a wrought iron gate onto a pathway which leads to the entrance door. The garden is gravelled with a paved patio. From the Rear Lobby door leads onto a paved patio with timber frame potting shed, external lighting point, shared gate leading onto Trinity Street.

Council Tax Band A

**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

Approx. 20.4 sq. metres (219.4 sq. feet)



## First Floor

Approx. 18.8 sq. metres (202.7 sq. feet)



Total area: approx. 39.2 sq. metres (422.0 sq. feet)

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  
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## FLOOR PLANS FOR GUIDANCE ONLY

### Energy performance certificate (EPC)

13 BESFORD SQUARE BELLE VUE ROAD SHREWSBURY SY3 7PG	Energy rating <b>D</b>	Valid until: 8 December 2030 Certificate number: 9340-2778-2026-2200-4205
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**Property type**  
Mid-terrace house

**Total floor area**  
39 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 rating and score

This property's current energy rating is D. It has the potential to be A.

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



### **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**