



57 Longden Road, Shrewsbury, Shropshire, SY3 7HU

£395,000

An early opportunity to view this surprisingly spacious detached property which enjoys a prime location, close to the town centre. The property is in the process of being renovated and accommodation includes: Enclosed Porch, Living/Dining Room, Sitting Room, Newly Fitted Kitchen/Breakfast Room, Inner Hall, 2 Ground Floor Bedrooms, Newly Fitted Bathroom, First Floor Landing, 2 Interconnecting Bedrooms. GCH, DG, Excellent Driveway Parking, Large Rear Garden. The New Purchaser Will Have The Opportunity For Input Into The Final Finish.



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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

Glazed wooden entrance door.

Enclosed Porch

Further entrance door.

Living/Dining Room 17' 7" x 14' 2" (5.36m x 4.31m)

Window to the front, double glazed window to the rear enjoys aspect over extensive garden, skirting radiators, double doors to Sitting Room, doors to Kitchen/Breakfast Room and Inner Hall.

Sitting Room 20' 6" x 11' 0" (6.24m x 3.35m)

Decorative tiled fireplace with hearth and open grate, skirting radiators, window to the front, dual aspect double glazed windows to one corner, French doors leading to garden.

Kitchen/Breakfast Room 17' 0" x 9' 11" (5.18m x 3.02m)

Recently fully refitted with excellent range of units including larders, laminated work top, inset sink unit, integrated electric oven and 4 ring gas hob with tiled splash back and filter hood above, quarry tile flooring, double radiator, 2 windows to the front, glazed door to Utility.

Utility Room/Side Porch

Quarry tile flooring, doors to front and rear of the property and door to large walk in store.

Inner Hall

Staircase leads to First Floor Landing.

Bedroom 1 12' 5" x 11' 3" (3.78m x 3.43m)

Radiator, feature double glazed corner window overlooking garden.

Bedroom 2 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator, feature double glazed corner window overlooking garden and further double glazed window to the rear.

Bathroom

Fully refitted with contemporary white 3 piece suite including 'P' shape bath with electric shower unit over, wash basin and WC, heated towel rail, extractor fan, double glazed side window.

First Floor Landing

Velux double glazed skylight, under eaves storage, radiator.

Bedroom 3 16' 4" x 9' 1" (4.97m x 2.77m)

Double glazed dormer window enjoying glorious outlooks to the rear, double radiator, under eaves storage. Connecting door to

Bedroom 4 10' 11" x 9' 1" (3.32m x 2.77m)

Double glazed dormer window to the front, radiator, under eaves storage.

Outside - Front

Approached over a driveway providing ample parking and turning space. Raised shrub bed to one side, fencing and hedging around.

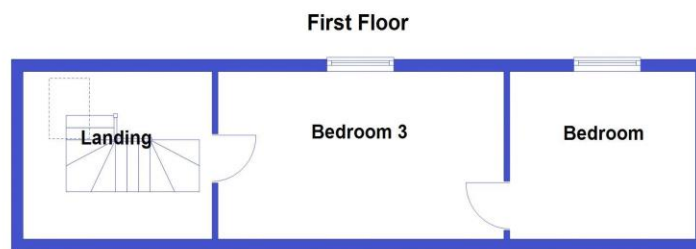
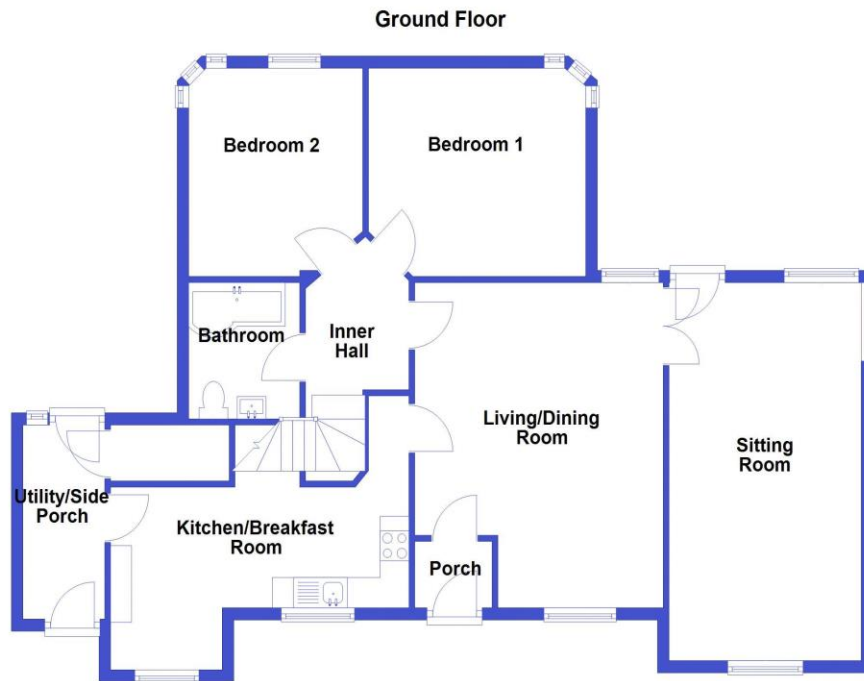
Rear Garden

A large rear garden offering patios, with the remainder laid to lawn, mature trees and shrubs.

Council Tax Band D

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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

57 Longden Road SHREWSBURY SY3 7HU	Energy rating C	Valid until: 7 October 2034
		Certificate number: 4690-0333-0822-4107-3043

Property type: Detached bungalow
Total floor area: 134 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

The graph shows a scale of energy ratings from A (best) to G (worst). The current rating is C, and the potential rating is B. The score for the current rating is 69, and the potential score is 84. The scale is as follows:

Score	Energy rating
92+	A
81-91	B
69-80	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