



2 Horksley, Harlescott, Shrewsbury, Shropshire, SY1 3PF

£210,000

This much loved, substantial 3 bedroom semi detached house in a prime cul de sac setting, really should be viewed. Accommodation provides: Entrance Hall, Large Living/Dining Room, Conservatory, Kitchen, Useful Covered Side Passage, 3 Good Sized Bedrooms, Bathroom, Driveway And Garage, Attractive Garden, GCH, DG. 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

Georgian style entrance door.

Entrance Hall 9' 9" x 5' 11" (2.97m x 1.80m)

Double glazed side window, staircase leads to First Floor Landing.

Living/Dining Room 21' 10" x 13' 6" max 10'7 min (6.65m x 4.11m/3.22m)

A spacious through room, ornate wooden fire surround with hearth and gas fire inset, double and single radiators, walk in bay window to the front, double glazed sliding patio doors to Conservatory.

Conservatory 8' 10" x 8' 1" (2.69m x 2.46m)

Of brick and uPVC double glazed construction with tiled floor, Coolco air conditioning unit, French doors lead to attractive rear garden.

Kitchen 11' 7" x 8' 9" (3.53m x 2.66m)

Fitted with base and eye level units, laminate worktops, inset sink unit, double glazed window to the rear, wall mounted Worcester gas fired central heating boiler, tiled flooring, double glazed side window, door to Covered side passage.

Enclosed Side Passage 18' 4" x 6' 0" (5.58m x 1.83m)

Doors to front and rear. Useful brick built store.

First Floor Landing

Double glazed side window, access to roof space.

Bedroom 1 12' 10" x 10' 8" (3.91m x 3.25m)

Radiator, double glazed window to the front.

Bedroom 2 11' 7" x 8' 8" (3.53m x 2.64m)

Radiator, built in airing cupboard with insulated hot water cylinder and shelf, double glazed window overlooking rear garden.

Bedroom 3 8' 11" x 8' 2" (2.72m x 2.49m)

Radiator, double glazed window to the front.

Bathroom

Fitted with 3 piece white suite including bath with mixer tap and shower attachment, wall mounted Triton electric shower unit over, wash basin, WC, tiled walls, radiator, double glazed side and rear windows.

Front Garden

The property enjoys an attractive front garden laid to lawn with shrub beds and borders, rockery, low wall to the fore. Driveway to the side provides parking and access to Garage.

Garage 19' 1" x 8' 1" (5.81m x 2.46m)

Roller door, window to the rear.

Rear Garden

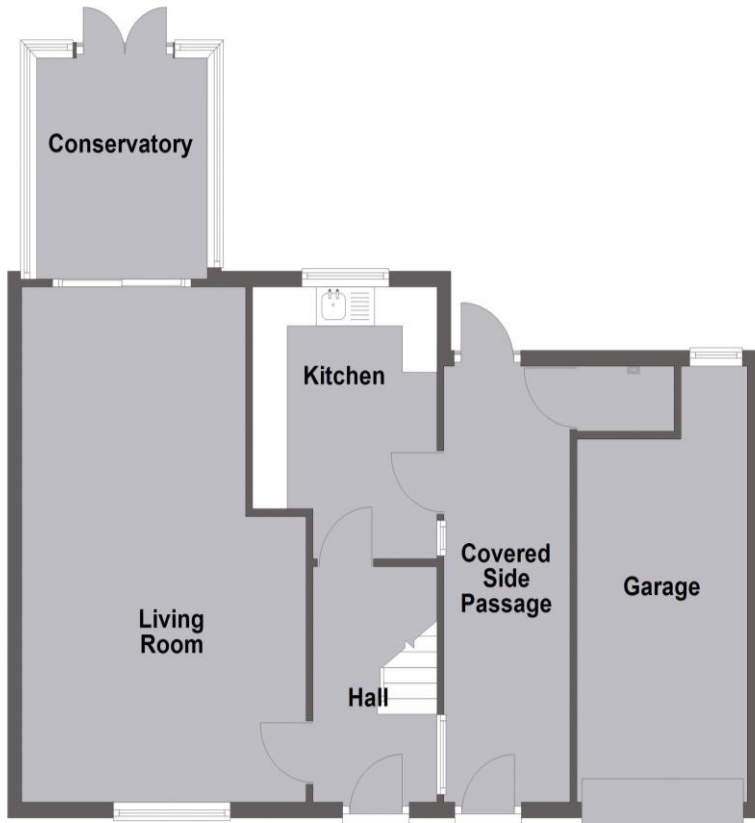
A good size, well maintained rear garden approached onto a paved patio. Laid to 2 large areas of lawn with beds and borders around and enclosed by timber fencing. Timber shed and external tap.

Council Tax Band B

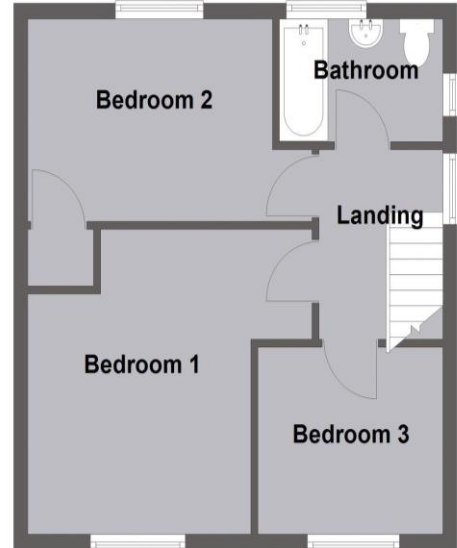
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



2 Horksley, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

2 Horksley SHREWSBURY SY1 3PF	Energy rating C	Valid until: 10 October 2034
		Certificate number: 5734-6820-0409-0470-2292

Property type: Semi-detached 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) (<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 energy rating scale shows scores from 92+ (A) to 1-20 (G). The current rating is C (score 72) and the potential rating is B (score 84).



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