



6 Carmen Avenue, Belvidere, Shrewsbury, Shropshire, SY2 5NR

£290,000

A spacious 2 bedroom detached bungalow situated in this popular area within easy reach of Shrewsbury town centre, retail parks and link roads. The accommodation has been partially renovated and includes, Entrance Hall, Living Room, Kitchen, Conservatory, 2 Bedrooms, Updated Shower Room, Cloakroom/WC, 2 Bedrooms, Gardens, Garage and Driveway. GCH, DG. Viewing Recommended. 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

uPVC double glazed entrance door.

Entrance Hall

Wood style laminate flooring,

Kitchen 9' 8" x 6' 8" (2.94m x 2.03m)

Fitted with white units, marble effect laminate work tops, inset 1 1/2 bowl sink unit, tiled splash backs, space for cooker and further appliances, tiled flooring, useful pantry cupboard, double glazed window overlooking rear garden, door to the side.

Living Room 18' 0" x 10' 10" (5.48m x 3.30m)

Wood effect laminate flooring, radiator, contemporary electric fire, French doors to Conservatory, door to Kitchen.

Shower Room 9' 8" x 6' 11" (2.94m x 2.11m)

Attractively refitted with a contemporary 3 piece suite, this spacious shower room includes, corner shower cubicle with aqua-boarding, wash basin, WC, double glazed window to the side, vinyl flooring, radiator, heated towel rail, part tiled walls.

Cloakroom/WC 6' 6" x 6' 4" (1.98m x 1.93m)

Fitted with white 2 piece suite including wash basin and WC, double glazed window to the side.

Bedroom 1 15' 9" x 10' 10" (4.80m x 3.30m)

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

Bedroom 2 10' 2" x 9' 8" (3.10m x 2.94m)

Radiator, double glazed window to the front.

Conservatory 9' 4" x 6' 11" (2.84m x 2.11m)

Of uPVC double glazed construction with pitched polycarbonate roof, tiled flooring, doors opening onto rear garden.

Garage 20' 1" x 8' 11" (6.12m x 2.72m)

Rear Garden

A lovely size garden approached onto a paved patio leading to large area of lawn, established shrub beds and enclosed by timber fencing to the side and trees to the rear.

External - Front

The property is approached over a Tarmac driveway providing ample parking for several cars and access to detached garage and the side of the bungalow. Large lawn to the front.

Council Tax Band C

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**



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

6, Carmen Avenue Shrewsbury SY2 6NR	Energy rating	Valid until	30 March 2027
	C	Certificate number	8603-7827-5460-5090-7972

Property type	Detached bungalow
Total floor area	66 square metres

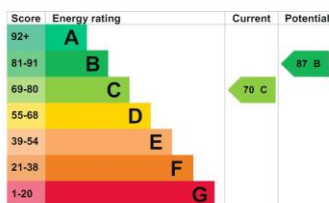
Rules on letting this property

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/tenants-should-read-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8603-7827-5460-5090-7972>



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