



**Zaza Johnson & Bath**  
Estate Agents

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## **39 Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BW**

### **Offers in the Region Of £250,000**

A 3 bedroom house with good size garden located in this popular area within easy access of Shrewsbury town centre and retail parks. Accommodation includes Entrance Hall, Living Room, Kitchen, Cloakroom/WC, 3 Bedrooms, Bathroom, Generous Garden, GCH, DG. No Upward Chain.



## 39 Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BW

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.

### Entrance Hall

Double glazed window to the side, useful under stairs storage cupboard housing electric consumer units, staircase leading to First Floor Landing.

### Kitchen 10' 11" x 7' 10" (3.32m x 2.39m)

Tile flooring, white gloss units with laminate worktops, inset stainless steel sink unit, integrated 4 ring electric hob with oven below, radiator, extractor fan, double glazed window to the side, door to Utility and Cloakroom/WC.

### Utility Room

Space and plumbing for washing machine, door to WC, double glazed door to rear garden, tiled flooring.

### Cloakroom/WC

Tiled walls and flooring, fitted with wash basin and WC, double glazed window to the rear, Worcester combi boiler.

### Living Room 17' 9" x 10' 11" (5.41m x 3.32m)

Wood effect laminate flooring, double glazed window to the front, double glazed windows and door to the rear, double radiator.

### First Floor Landing

Access to roof space, radiator, double glazed window to the front, useful built in storage cupboard.

### Bedroom 1 10' 5" x 9' 4" (3.17m x 2.84m)

Carpet, radiator, double glazed window overlooking rear garden.

### Bedroom 2 10' 0" x 6' 11" (3.05m x 2.11m)

Carpet, radiator, double glazed window overlooking rear garden.

### Bedroom 3 11' 4" x 7' 5" (3.45m x 2.26m)

Carpet, radiator, double glazed window to the front.

### Bathroom

Tile effect vinyl flooring, fully tiled walls, 'P' shape bath with electric shower above and glass screen, wash basin, WC, towel radiator, double glazed window to the rear.

### Rear Garden

A really good size rear garden which needs some attention, but with great potential. Enclosed by hedging and fencing, gated access to the side leading to the front of the property.

### Outside - Front

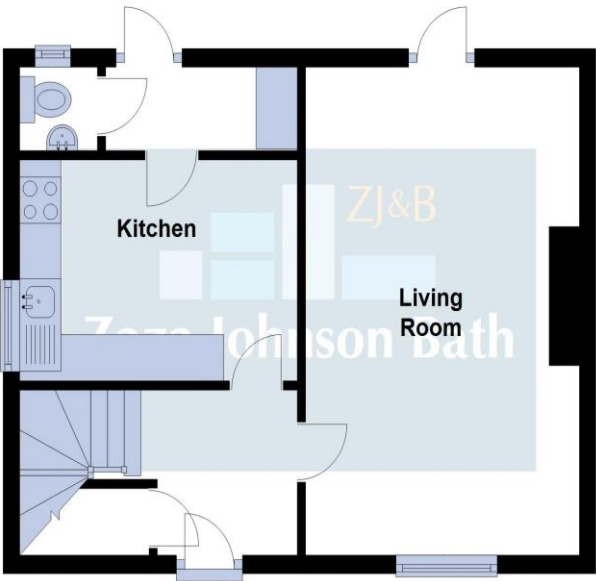
Enclosed by hedging. The front garden is laid to lawn with further paved area providing space for off road parking with gated entrance. Paved pathway leading to the entrance door.

### Council Tax Band B

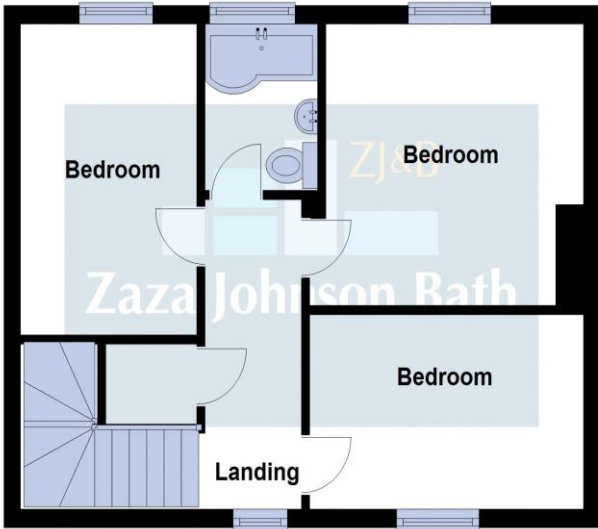
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

08/11/2024, 09:40

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

|   |                           |  |
|---|---------------------------|--|
| 36 Rapacourt Crescent<br>Sarn-i-nydd<br>SY2 5BW | Energy rating<br><b>C</b> | Valid until<br>15 October 2025                 |
|   |                           | Certificate number<br>9183-2856-6707-9395-6385 |

Property type

Semi-detached house

Total floor area

74 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 \(<https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards-wales-2023-2025>\).](#)

#### 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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/9183-2856-6707-9395-6385>

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### **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**