



9 The Chase, Racecourse Crescent, Monkmoor, Shrewsbury, Shropshire, SY2 5BX

Shared Ownership £107,500

A beautifully presented and much improved two bedroom end terrace home positioned within a beautiful Grade II listed building. Perfect for first time buyers looking to get onto the property ladder, the spacious accommodation includes, Entrance Hall, Large Living Room, Kitchen, Attractive Bathroom, 2 Bedrooms, First Floor WC, Residents Parking, Communal Gardens, GCH.
50% SHARED OWNERSHIP Purchaser will require an assessment and approval.



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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

Approached through a lovely, wide wooden canopied porch providing an excellent seating area, glazed entrance door.

Entrance Hall

Bamboo flooring, radiator, 2 windows to the front, understairs storage cupboard and further useful cupboard, built in utility cupboard with shelving, staircase leads to First Floor Landing.

Living Room 21' 6" x 12' 3" (6.55m x 3.73m)

A beautiful room with range of windows to either end providing excellent natural lighting, bamboo flooring, column style radiator and further double radiator, ornamental fire surround.

Kitchen 9' 3" x 7' 8" (2.82m x 2.34m)

With range of Shaker style cream fronted units incorporating dishwasher, freestanding Range Master range, solid wood work tops with Belfast style glazed sink inset, tiled surround to work areas, high level glass fronted display cabinets, pantry cupboard, decorative tile flooring with under floor heating, 2 windows enjoying open rear aspect, glazed door to the rear.

First Floor Landing

Bamboo flooring, useful shelved recess, access too part boarded roof space.

Bedroom 1 15' 6" x 13' 9" (4.72m x 4.19m)

Bamboo flooring, range of fitted wardrobes to one wall, column style radiator, large window overlooking central courtyard.

Bedroom 2 9' 3" x 7' 8" (2.82m x 2.34m)

Bamboo flooring, double glazed skylight, column style radiator.

WC

Fitted with 2 piece suite providing wash basin and WC.

Airing Cupboard

Housing gas fired central heating boiler.

Bathroom

Fitted with 'P' shape bath with side mixer tap and shower fitting above, high level flush WC, feature circular stone basin set to vanity unit with cupboard beneath, mixer tap, column style radiator incorporating heated towel rail, bamboo flooring.

Outside

In addition the the covered seating area to the front there is a further veranda to the rear with tiled flooring, open aspect overlooking fields.

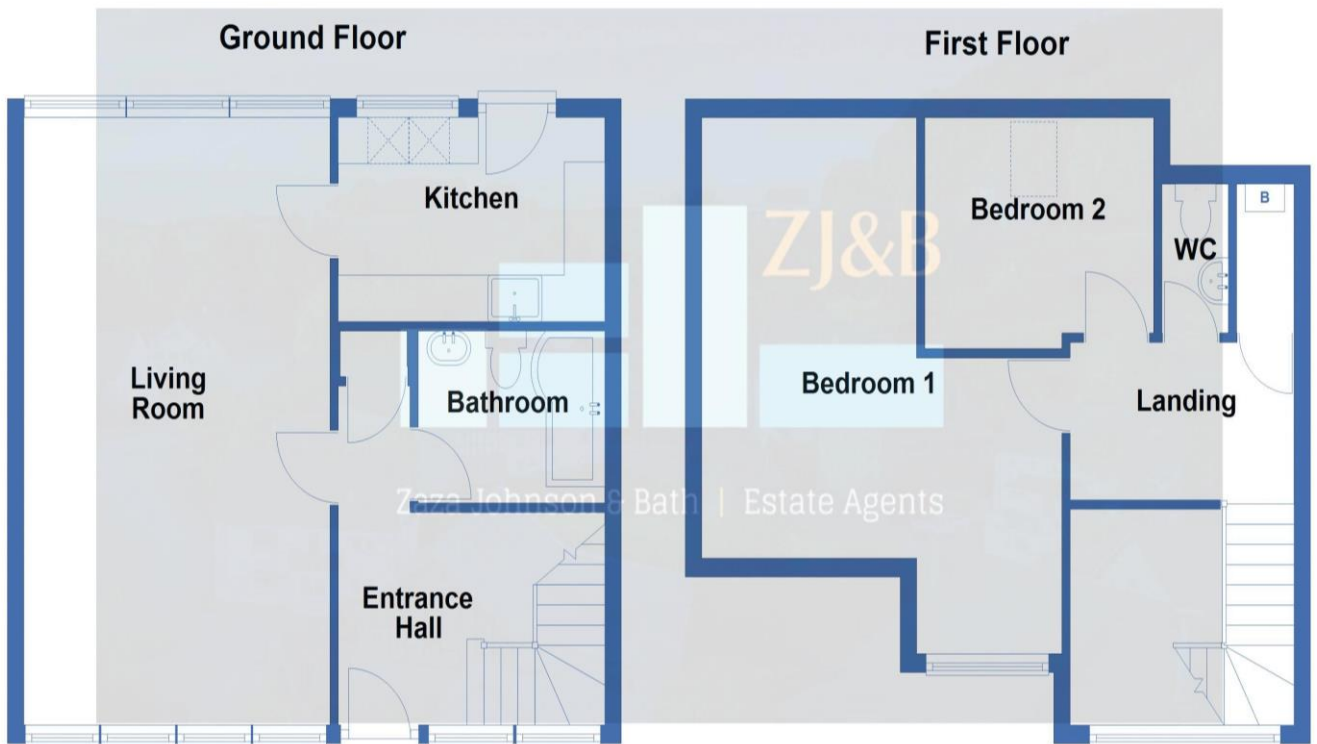
Lease Details

The property is 50% shared ownership with approximately 77 years remaining on the lease. £350.27 per month rent which also covers ground rent and maintenance.

Council Tax Band B

Tenure: Our client advises us that the property is Share of 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

20/12/2024, 13:45 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

2 The Chase Ragbourne Crescent Barnsley S73 8BX	Energy rating E	Valid until: 1 December 2024
		Certificate number: 8310-2853-3490-2624-5431

Property type: Semi-detached house

Total floor area: 84 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/minimum-energy-efficiency-standards-for-private-rented-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties>).

Energy rating and score

This property's energy rating is E. 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		83 B
69-80	C		
55-68	D		
39-54	E	46 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-certificates.service.gov.uk/energy-certificate/8310-2853-3490-2624-5431>



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