



**Zaza Johnson & Bath**  
Estate Agents

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## **1 Comet Drive, Ditherington, Shrewsbury, Shropshire, SY1 4AY**

### **Offers in the Region Of £230,000**

This well presented, improved 3 bedroom semi detached house sits on a generous plot and within easy access of good local amenities and walking distance of the town centre and Quarry Park. Accommodation includes Entrance Hall, Living Room, Re-fitted Kitchen/Dining Room, 3 Bedrooms, Re-fitted Bathroom, Large Driveway, Good Size Enclosed Rear Garden, uPVC DG, GCH. Viewing Recommended.



## **1 Comet Drive, Ditherington, Shrewsbury, Shropshire, SY1 4AY**

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**

#### **Recessed Entrance Porch**

Double glazed composite entrance door.

#### **Entrance Hall**

Double glazed side window, tiled floor, radiator, useful understairs storage cupboard, staircase leads to First Floor Landing.

#### **Living Room** 12' 9" x 11' 5" (3.88m x 3.48m)

Walk in double glazed bay window to the front, radiator.

#### **Kitchen/Dining Room** 19' 1" x 9' 10" (5.81m x 2.99m)

The Kitchen Area has been refitted with gloss fronted units with wood effect laminate work tops, inset 1 1/2 bowl sink unit. Integrated appliances include Neff double oven, 4 ring induction hob with stainless steel filter hood above and fridge freezer. Tiled flooring, uPVC double glazed window to rear. The Dining Area has uPVC double glazed French doors providing access to rear gardens, radiator, tiled flooring.

#### **First Floor Landing**

uPVC double glazed window to side, built in cupboard housing gas fired central heating boiler.

#### **Bedroom 1** 12' 1" x 11' 0" into bay (3.68m x 3.35m)

uPVC double glazed bay window to front, radiator.

#### **Bedroom 2** 11' 2" x 9' 3" (3.40m x 2.82m)

uPVC double glazed window to rear overlooking rear garden, radiator, 2 built-in double wardrobes with mirror fronted sliding doors.

#### **Bedroom 3** 7' 9" x 7' 4" (2.36m x 2.23m)

uPVC double glazed window to front, radiator.

### **Bathroom**

Refitted with contemporary 3-piece suite including 'P' shaped bath with drench and hand held showers, aqua-board panels, vanity unit with wash basin, storage beneath and WC with hidden cistern, uPVC double glazed windows, recessed spotlights, extractor fan.

### **Outside - Front**

The property is approached over a generous driveway which extends to the side of the property. There is a further stone hard standing providing additional parking space.

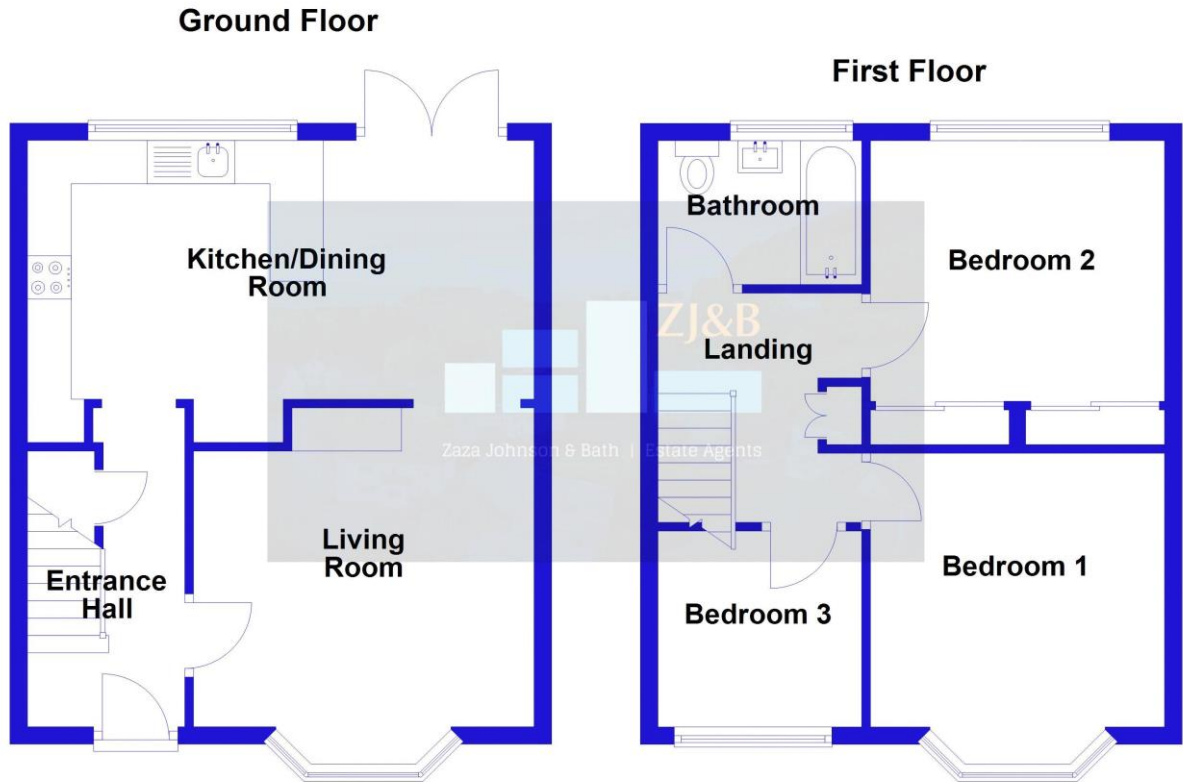
### **Rear Garden**

Approached onto a large paved patio with good size lawn beyond, stone borders and mature trees, useful brick store and the garden is enclosed by timber fencing.

### **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**



**1 Comet Drive, Shrewsbury**

**FLOOR PLANS FOR GUIDANCE ONLY**

## Energy performance certificate (EPC)

1 Comet Drive, Shrewsbury SY1 4AY	Energy rating <b>C</b>	Valid until 16 October 2034
		Certificate number 9269-3942-6200-2394-0204

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/energy-ratings-include-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/energy-ratings-include-minimum-energy-efficiency-standards>).

### 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		89 B
69-80	C	76 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/9269-3942-6200-2394-0204>

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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**