



## **45 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JJ**

**£265,000**

Located within this popular area and within easy access via a short walk along the River Severn to the town centre. This charming 2 Bedroom mid terrace property provides comfortable accommodation including Entrance Hall, Living Room, Dining Room, Kitchen, Sun-Room, First Floor Bathroom and En-Suite Shower Room, Gas Central Heating, Lovely Long Rear Garden, Early Inspection Recommended.



## 45 North Street, Castlefields, Shrewsbury, Shropshire, SY1 2JJ

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

Ceramic tile floor, staircase rising to First Floor Landing.

### Entrance Hall

Ceramic tile floor, staircase leading to First Floor Landing.

### Living Room 10' 6" x 10' 1" (3.20m x 3.07m)

Feature fireplace with pine surround and cast iron grate inset, marble hearth, radiator, window to the front.

### Dining Room 13' 0" x 11' 7" (3.96m x 3.53m)

Radiator, wood style laminate flooring, display recess with oak beam over, built in period cupboards to alcove, double glazed window to the rear, door to

### Kitchen 10' 6" x 6' 10" (3.20m x 2.08m)

Fitted with a good range of base and eye level units, wood effect laminate work tops with inset single drainer sink unit, integrated oven and 4 ring gas hob, tiled surround to work areas, ceramic tile floor, windows to side and rear, glazed door to

### Sun Room

Ceramic tile flooring, polycarbonate roof, uPVC double glazed French doors provide access to rear Garden.

### First Floor Landing

### Bedroom 1 13' 9" x 11' 7" (4.19m x 3.53m)

Period fireplace, fitted wardrobes, double glazed window to the rear, door with steps down to

### Bathroom

Fitted with white 4 piece white suite including bath, wash basin, WC, shower cubicle, aqua boarding, double glazed window to the rear.

### Bedroom 2 13' 9" x 10' 7" (4.19m x 3.22m)

Period fireplace, radiator, window to the front. Door to

### En Suite Shower Room

Fitted with white 3 piece white suite including wash basin, WC, tiled shower cubicle, towel radiator, tiled wall areas, tiled flooring.

### Outside - Front

The property is approached via a paved pathway with small forecourt to the front and enclosed by a low brick wall.

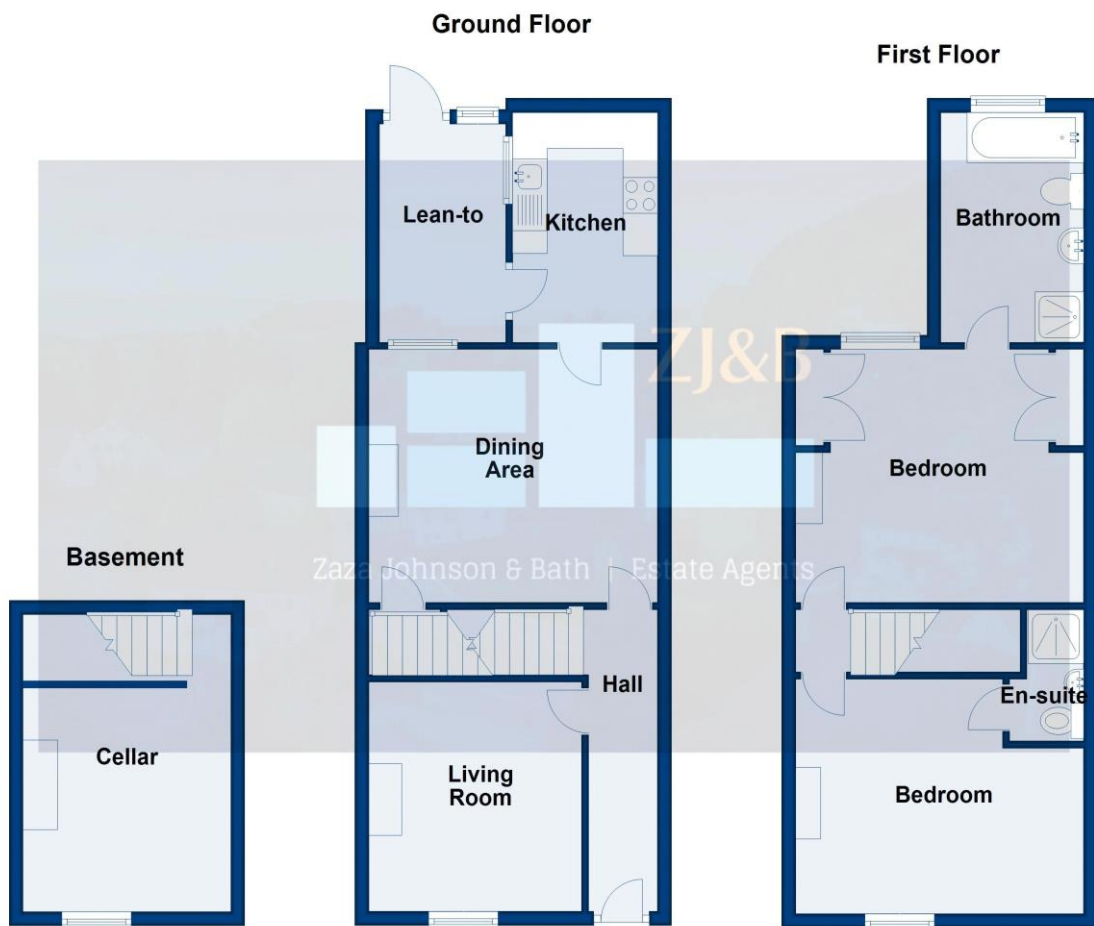
### Rear Garden

A really good size, established rear garden with pathway flanked by beds and borders leads to a brick paved patio to the rear boundary. The garden also benefits from a vegetable plot, garden shed and 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**



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05/02/2025, 10:57 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

|                                       |                           |   |
|---------------------------------------|---------------------------|---|
| 42 North Street<br>SWANSEA<br>SA1 2JJ | Energy rating<br><b>D</b> | Valid until:<br>23 September 2034               |
|                                       |                           | Certificate number:<br>4715-1084-5002-0021-7708 |

Property type: Mid-terrace 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/minimum-energy-efficiency-standards-relevant-guidance) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-relevant-guidance>).

#### Energy rating and score

This property's energy rating is D. 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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-certificates.service.gov.uk/energy-certificates/4715-1084-5002-0021-7708>



### **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**