



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



38 Holgate Drive, Shrewsbury, Shropshire, SY1 4TD

£245,000

Situated in a very popular part of Shrewsbury with great transport links into the town centre as well as the M45 is this very spacious and well presented 3 bedroom terraced property. Accommodation comprises; Entrance Hall, W/C, Living Room, Kitchen/ Diner, Private Garden, 3 Bedrooms, En Suite, Bathroom, Driveway providing parking for 2 cars, DG and GCH.



38 Holgate Drive, Shrewsbury, Shropshire, SY1 4TD

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Entrance Hall

Tiled floor and radiator.

W/C

Having W/c, part tiled walls, tiled floor, hand wash basin and radiator.

Living Room

UPVC double glazed window to front aspect, wood effect flooring, understairs cupboard providing ample storage, staircase leading upstairs.

Kitchen/ Diner

UPVC double glazed window and patio doors leading to rear garden, mix of eye level and base units, four ring induction hob and integrated oven, gas central heating boiler, fitted worktops with stainless steel sink drainer unit, tiled flooring, washing machine and integrated dishwasher.

Bedroom 1

Radiator, Large mirror fronted wardrobe, UPVC double glazed window overlooking a well kept local green.

Bedroom 2

Radiator, UPVC window to rear aspect.

Bedroom 3

Radiator, UPVC window to rear aspect.

Bathroom

Three piece white suite comprising: Panel bath, wash basin, W/c, tiled floor, part tiled walls, radiator.

En-suite

Tiled shower cubicle, W/c, wash basin, UPVC window to front aspect and tiled flooring.

Rear Garden

Enclosed private rear garden, recently laid patio with grassed area, gate to rear pathway, timber garden shed.

Outside

Tarmacked driveway providing parking for two vehicles.

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**



38 Holgate Drive, Shrewsbury

English | [Cymraeg](#)

Energy performance certificate (EPC)

38, Holgate Drive SHREWSBURY SY1 4TD	Energy rating	Valid until:	21 March 2028
	B	Certificate number:	8396-7537-3190-4992-1928

Property type: Mid-terrace house

Total floor area: 73 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/domestic-private-rented-property-minimum-energy-efficiency-standards-and-letting-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-letting-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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



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