



**Zaza Johnson & Bath**  
Estate Agents

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## **21 Long Row, Ditherington, Shrewsbury, Shropshire, SY1 4DF**

**£135,000**

A 2 bedroom Victorian period terraced house with a good sized garden. Conveniently located for the town, accommodation includes: Living Room, Spacious Dining Room/Kitchen, Shower Room, 2 Bedrooms. GCH. No Upward Chain.



## 21 Long Row, Ditherington, Shrewsbury, Shropshire, SY1 4DF

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

Wooden entrance door.

**Living Room** 12' 0" x 11' 5" (3.65m x 3.48m)  
Feature fireplace, double radiator, double glazed window to the front.

**Kitchen/Dining Room** 18' 4" x 11' 3" max 6' 9" min (5.58m x 3.43m/2.06)  
The Dining Area has tiled flooring, painting ceiling timbers, radiator, staircase leads to First Floor Landing. The Kitchen Area has pattern tile flooring, fitted with base and eye level units with wood effect laminated worktops, inset sink unit, space for appliances, double glazed window overlooking rear garden, glazed door to the rear.

### Shower Room

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

### First Floor Landing

**Bedroom 1** 12' 0" x 11' 5" (3.65m x 3.48m)  
Radiator, double glazed window to the front, access to roof space.

**Bedroom 2** 9' 3" x 7' 10" (2.82m x 2.39m)  
Radiator, window overlooking garden to the rear, built in airing cupboard housing Ideal gas central heating boiler.

### Rear Garden

Enclosed by high level timber fencing. Approached onto an extensive paved patio with raised beds and further paved patio to the rear boundary. Timber shed.

### Council Tax Band A

**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**



## 21 Long Row, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																							
21 Long Row SHREWSBURY SY1 4JZ	Energy rating	Valid until: 27 May 2035																					
	<b>C</b>	Certificate number: 3035-6825-1500-0143-0222																					
Property type		Mid-terrace house																					
Total floor area		53 square metres																					
<b>Rules on letting this property</b>																							
Properties can be let if they have an energy rating from A to E.																							
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance</a> ).																							
<b>Energy rating and score</b>																							
This property's energy rating is C. It has the potential to be B.																							
<a href="#">See how to improve this property's energy efficiency.</a>																							
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<p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																							





### **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**