



Zaza Johnson & Bath
Estate Agents

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10 Sultan Road, Castlefields, Shrewsbury, Shropshire, SY1 2SR

£190,000

This family house offers a great opportunity to purchase a 3 bedroom house with double width drive, so close to town and with scope for further improvement for less than £200,000. Enjoying a large garden with views across to the flax mill, accommodation includes: Hall, Living Room, Kitchen, large Conservatory, 3 decent sized Bedrooms, Bathroom, GCH, DG. Large rear garden. No Upward Chain.



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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

Georgian style uPVC double glazed entrance door.

Entrance Hall

Double radiator, staircase leads to First Floor Landing.

Living Room 12' 3" x 11' 11" (3.73m x 3.63m)
Ornamental wooden fire surround, radiator, double glazed window to the front, useful under stairs recess.

Kitchen/Dining Room 15' 8" x 8' 0" (4.77m x 2.44m)

Fitted with white gloss fronted units with laminated worktops and deep tiled surround, inset 1 1/2 bowl sink unit, ample space for appliances, tiled flooring, double glazed French doors.

Victorian Style Conservatory 12' 5" x 9' 7" (3.78m x 2.92m)

Brick and uPVC double glazed construction with pitched polycarbonate roof, double radiator, French doors lead to garden.

First Floor Landing

Access to roof space.

Bedroom 1 14' 2" x 8' 0" (4.31m x 2.44m)

Double radiator, 2 double glazed windows to the front.

Bedroom 2 12' 1" x 8' 0" (3.68m x 2.44m)

Radiator, double glazed window overlooking rear garden, cupboard housing Baxi gas central heating boiler.

Bedroom 3 8' 1" x 7' 5" (2.46m x 2.26m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fitted with 3 piece suite providing corner bath with tiled surround and shower unit over, wash basin and WC, half tiled wall areas, radiator, double glazed window to the front.

Outside - Front

The property is approached over a double width brick paved drive with fencing to either side.

Rear Garden

Designed for easy maintenance, a good size rear garden approached onto a paved patio with low wall retaining further patios and gravel beds. Large timber shed. Enclosed by fencing and wall.

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**



10 Sultan Road, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																							
10 Sultan Road SHREWSBURY SY1 2SR	Energy rating <div style="font-size: 2em; font-weight: bold;">C</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Valid until:</td> <td style="width: 50%;">19 July 2035</td> </tr> <tr> <td>Certificate number:</td> <td>0300-2798-4530-2895-1275</td> </tr> </table>		Valid until:	19 July 2035	Certificate number:	0300-2798-4530-2895-1275																
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Property type		Mid-terrace house																					
Total floor area		67 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-standard-landlord-guidance).																							
Energy rating and score																							
This property's energy rating is C. It has the potential to be C.																							
See how to improve this property's energy efficiency.																							
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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																							



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