



Zaza Johnson & Bath
Estate Agents

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29 Abingdon Road, Telford Estate, Shrewsbury, Shropshire, SY2 5XF

Offers in the Region Of £250,000

A well presented 3 bedroom semi detached home situated on this popular estate with good local amenities and within easy access of the town centre and retail parks. The accommodation includes Hall, Study, Cloakroom/WC, Living Room, Kitchen/Dining Room, useful Store, 3 Bedrooms and Bathroom. Good size enclosed rear garden, driveway and front garden. GCH. DG. Early Viewing Recommended.



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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

uPVC double glazed entrance door with side panel.

Hall 4' 4" x 5' 2" (1.32m x 1.57m)

Tiled flooring.

Cloakroom/WC 4' 4" x 3' 8" (1.32m x 1.12m)

Fitted with wash basin and WC, tiled flooring, double glazed window, radiator.

Study/Play Room 5' 4" x 4' 4" (1.62m x 1.32m)

Wood effect vinyl flooring, radiator.

Living Room 13' 11" x 15' 0" (4.24m x 4.57m)

Carpet, double glazed window to the front, staircase leads to First Floor Landing.

Kitchen/Dining Room 18' 7" x 8' 10" (5.66m x 2.69m)

Attractively fitted with navy and white matt fronted units, quartz effect laminate work tops, inset 1 1/2 bowl composite sink unit, integrated double oven and 4 ring gas hob, space and plumbing for dishwasher, useful built-in under stairs storages cupboard with plumbing for washing machine, double glazed window to the rear, uPVC French doors lead on to rear garden.

First Floor Landing 10' 0" x 5' 1" (3.05m x 1.55m)

Access to loft, double glazed window, radiator.

Bedroom 1 11' 1" x 11' 10" (3.38m x 3.60m)

Carpet, radiator, double glazed window to the front, built-in double and single wardrobes.

Bedroom 2 10' 9" x 9' 2" (3.27m x 2.79m)

Carpet, radiator, double glazed window overlooking rear garden, open double wardrobe and single wardrobe.

Bedroom 3 8' 5" x 7' 4" (2.56m x 2.23m)

Carpet, radiator, double glazed window to the front.

Bathroom 5' 6" x 7' 7" (1.68m x 2.31m)

Fitted with contemporary white 3 piece suite including bath with mixer shower and daisy head fitting, wash basin and WC, double glazed window, shaver socket, chrome towel radiator, tiled flooring, tiled walls around the bath.

Store 10' 2" x 8' 4" (3.10m x 2.54m)

Rear Garden

Approached onto a paved patio and pathway leads to the rear of garden. The garden is mainly laid to lawn with a raised bark play area, further paved base for a shed. Enclosed by fencing with gated access to the front of the property.

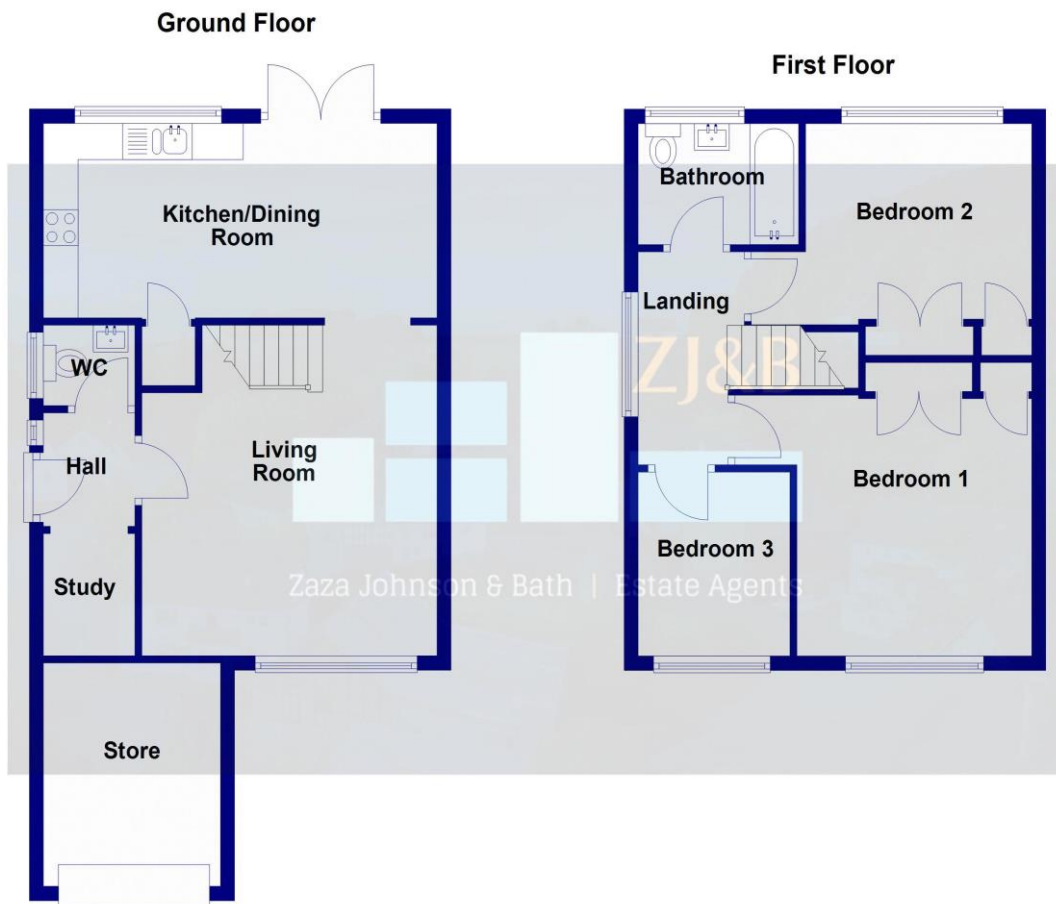
External - Front

Concrete driveway providing ample parking, lawn to side. The garage has been split to provide a Store Area and Study.

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**



29 Abingdon Road, Telford Estate, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

29 Abingdon Road
SHREWSBURY
SY2 5AP

Energy rating
C

Valid until:1 August 2035

Certificate number:0535-6328-4500-0239-3202

Property typeSemi-detached house

Total floor area85 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) (<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.](#)

Score

Energy rating

Current

Potential

92+
A

81-91
B

69-80
C

74 C

80 C

55-68
D

39-54
E

21-38
F

1-20
G

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