



Zaza Johnson & Bath
Estate Agents

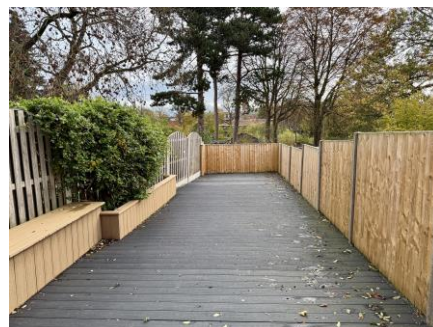
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



46 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

£230,000

A charming Grade II listed Victorian terraced home with accommodation arranged over three levels. Ideally located just yards from Shrewsbury's Quarry Park, the River Severn, and the historic town centre, this characterful one-bedroom property enjoys a truly enviable location. Accommodation provides: Large Living/Dining Room on the ground floor. Modern fitted Kitchen/Breakfast Room opening onto an attractive garden. Double Bedroom & Bathroom on the first floor. GCH, views across to the river and town beyond.
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

Entrance door.

Impressive Living/Dining Room 23' 6" x 11' 4" (7.16m x 3.45m)

A through room with ornamental tiled fireplace with wooden surround and display shelving to one side, 2 double radiators, wall and ceiling lights, sash window to the front, double glazed window to the rear with lovely views over the garden towards the river and town beyond. Staircase leads down to Kitchen.

Kitchen/Breakfast Room 11' 10" x 11' 3" (3.60m x 3.43m)

Fitted with a range of contemporary units to 3 wall areas, laminated worktops with inset sink unit, tiled surround to work areas, integrated electric oven and 4 ring gas hob, space for further appliances, wall mount Glow-worm gas central heating boiler, radiator, window overlooking garden, door to the rear, staircase leads to First Floor Landing.

First Floor Landing

Useful built-in storage cupboard, access to loft space.

Bedroom 1 11' 4" x 11' 3" (3.45m x 3.43m)

Radiator, double glazed window to the front, display shelving.

Bathroom

Fitted with white 3 piece suite including 'P' shaped bath with fully tiled walls around and shower unit over, wash basin with tiled splash and mirror above, WC, tiled flooring, heated towel rail, window to the rear, built-in shelved cupboard housing hot water cylinder.

Outside - Front

A small garden area to the front enclosed by low wall with wrought iron railings.

Rear Garden

A good size rear garden enclosed by close boarded timber fencing. The garden is designed for easy maintenance and provides extensive timber decking with raised plant shelf to one side.

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**



46 New Street, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
46 New Street SHREWSBURY SY3 6JQ	Energy rating D	Valid until:	10 November 2035																															
		Certificate number:	9600-3956-7209-4385-4200																															
Property type		Mid-terrace house																																
Total floor area		61 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 D. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>60 D</td> <td>80 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	60 D	80 C	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
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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