



**186 Abbey Foregate, Shrewsbury, SY2 6AH**

3 bedroom terraced house — £286,000 Freehold

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sales@cgpooks.co.uk

This beautifully presented, extended and significantly improved terraced house has been thoughtfully designed and finished to a high standard throughout, while benefitting from a private landscaped garden and lovely outlook over the grounds of Shrewsbury Abbey.

## KEY FEATURES

- Entrance vestibule opening to the living room with feature fireplace and wood burning stove
- Impressive open plan kitchen/dining room with roof light and bi-folding doors onto the rear garden
- A range of fitted units to the kitchen, complete with integrated appliances and granite work surfaces
- The inner hallway provides access to useful under stairs storage, a separate utility and well-appointed shower room
- Two double bedrooms on the first floor, with one having built in wardrobes and views to the front
- The loft has been converted to create a third double bedroom with velux window
- Gas fired central heating, sash windows and feature internal shutters
- Private landscaped rear garden, paved and decked for easy maintenance, with timber store and gated access to rear
- A superb location, close to some excellent amenities including bars, restaurants, various shops, and supermarket. The town centre is also just a 5-minute walk from the property and the railway station is about 10 minutes
- Please note scaffolding has recently been up on the front elevation as the chimney has been repointed

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Total area: approx. 84.6 sq. metres (910.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.







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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	All mains services are connected

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



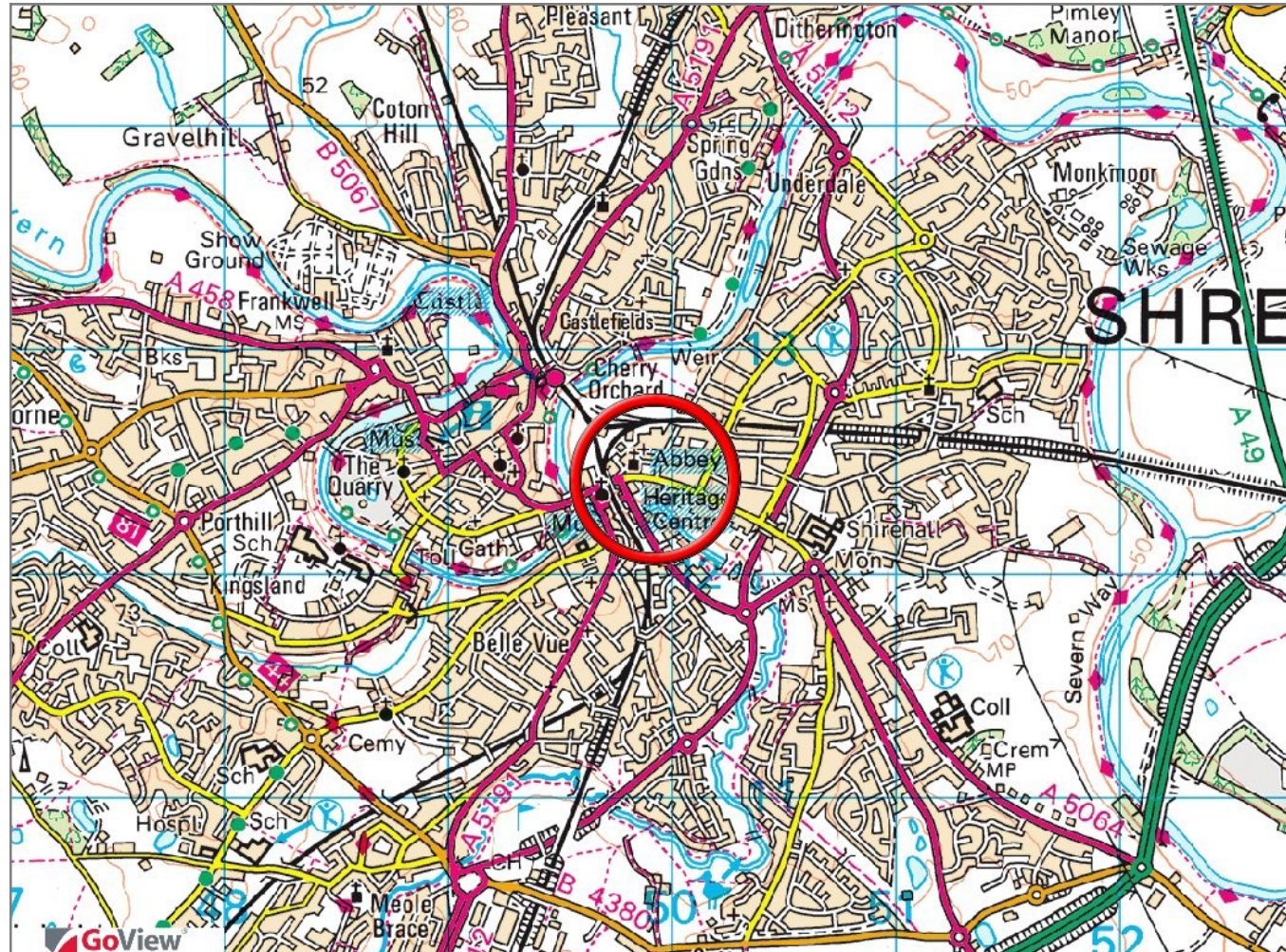
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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