



73 St Julians Crescent, Shrewsbury, SY1 1UD

2 bedroom terraced house—£239,000 Freehold

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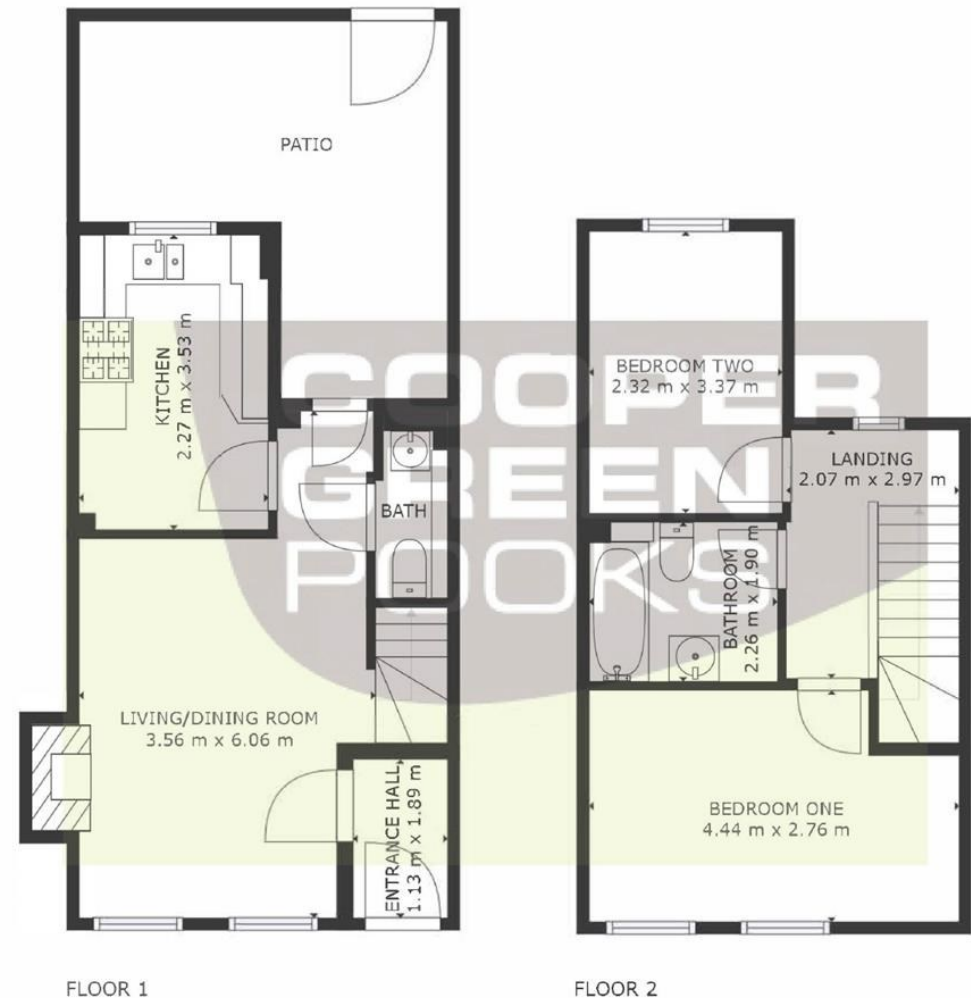
£239,000 Freehold—2 bedroom terraced house

sales@cgpooks.co.uk

Occupying a fantastic location in the heart of the town centre and close to the River Severn, this two-bedroom terraced house offers thoughtfully designed accommodation, while benefitting from a private courtyard garden and secure allocated parking space.

KEY FEATURES

- Entrance hall opening to a good-sized living/dining room with feature fireplace
- Access to a separate downstairs toilet and the rear garden
- Separate fitted kitchen, complete with integrated appliances including a brand new washing machine
- Two double bedrooms
- A family bathroom on the first floor
- uPVC double glazed windows with locks
- Gas fired central heating via a recently replaced boiler
- Private courtyard garden, paved and gravelled for easy maintenance, with rear access
- Allocated parking space within a secure gated car park
- A superb location, just a stone's throw from the Quarry Park, riverside walks and heart of the town centre
- Agents Note: Photos used were taken prior to the current tenancy
- Ideal for owner occupiers or investors and sold with no upward chain



GROSS INTERNAL AREA
FLOOR 1: 32 m², FLOOR 2: 32 m²
TOTAL: 64 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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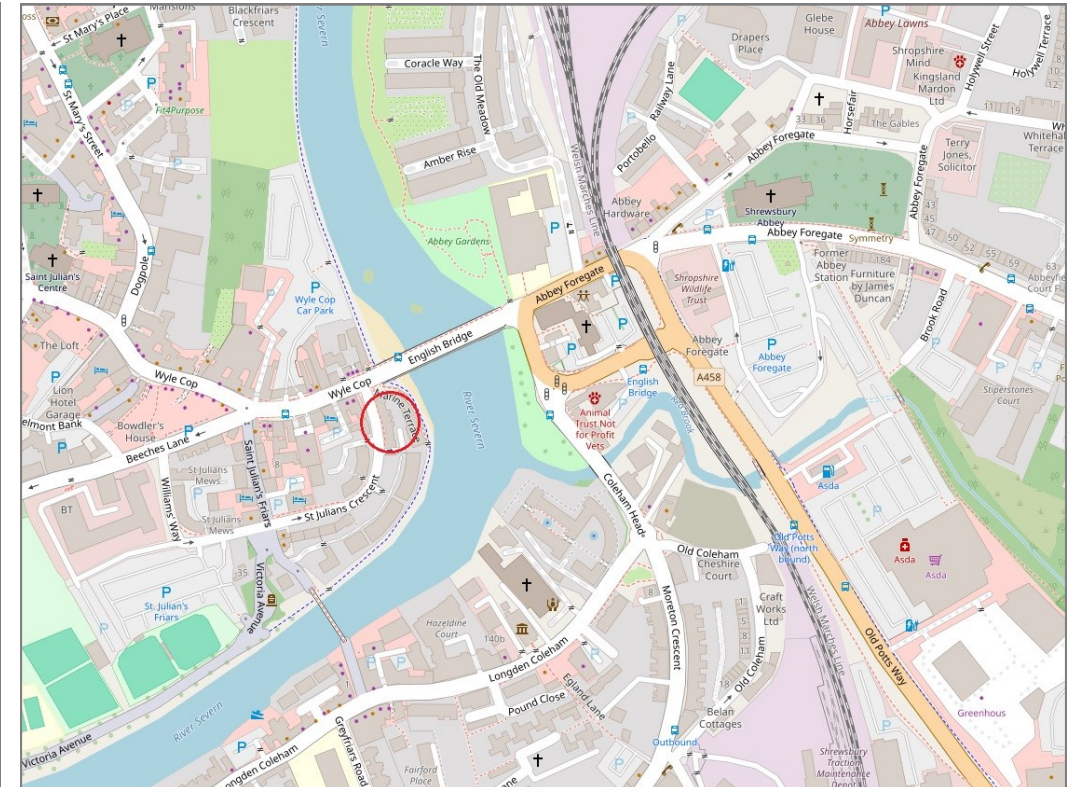
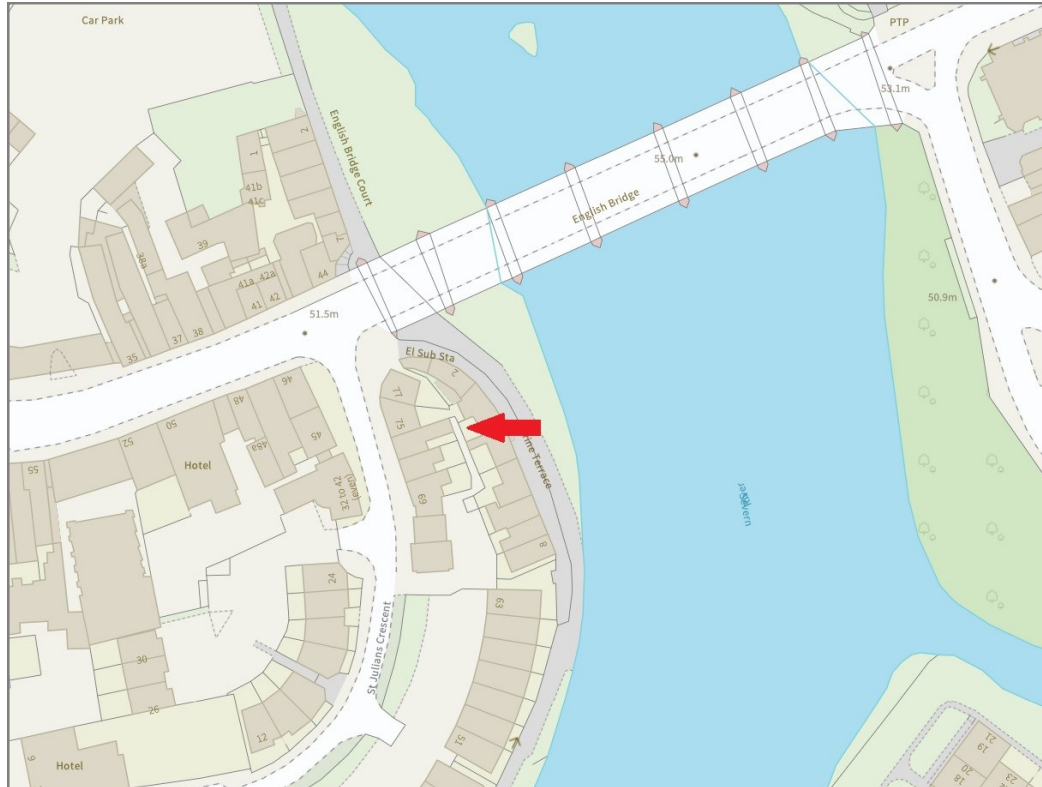
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected
Maintenance fee (car park)	£397.70 per annum (currently)

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



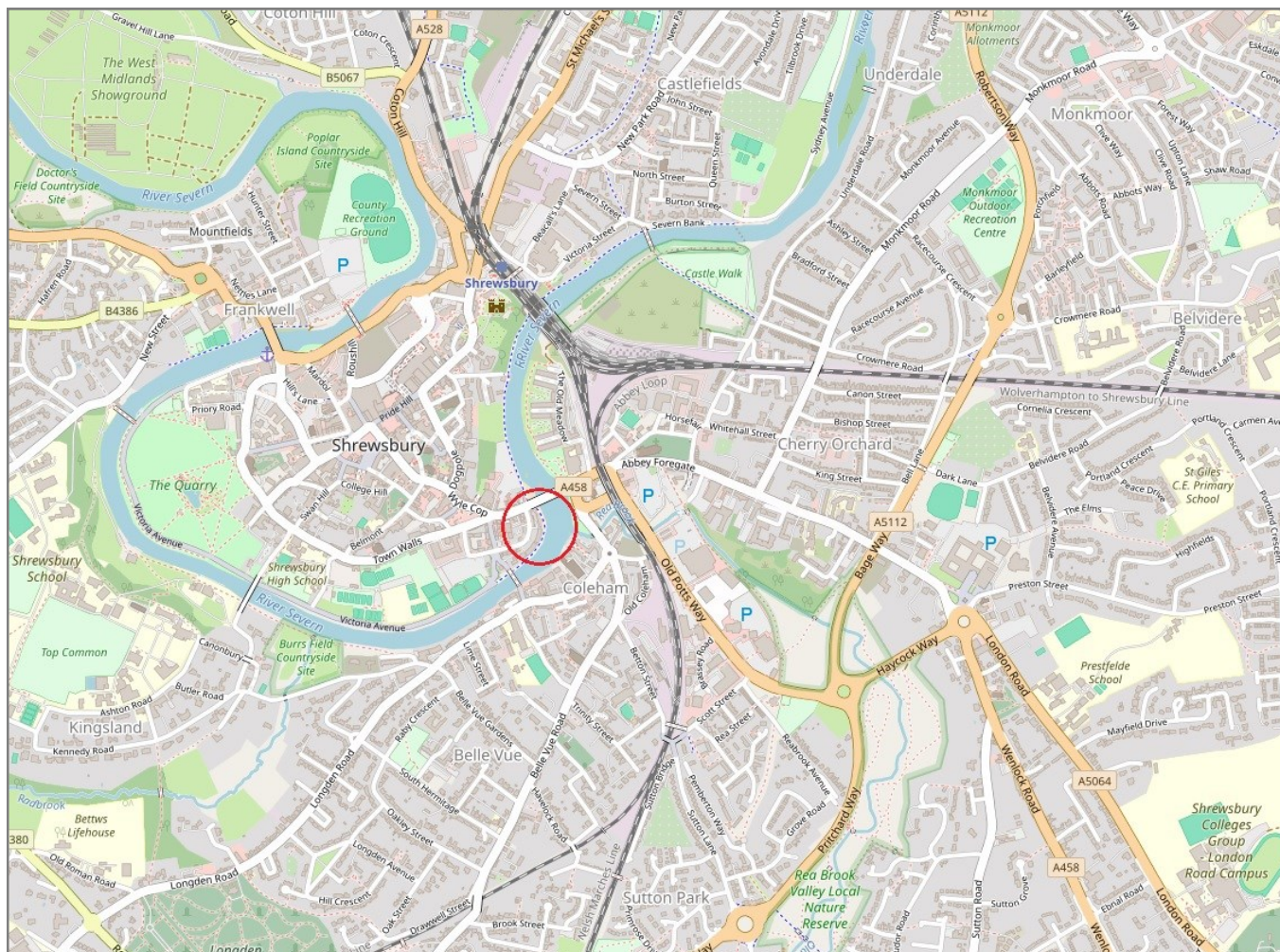
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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