



2 Derwent Avenue, Shrewsbury, SY1 3RU

3 bedroom end terrace house—£220,000 Freehold

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sales@cgpooks.co.uk

This neatly presented 3 bedroom end terrace offers well-designed and practical accommodation, while benefitting from a private rear garden, driveway and detached garage.

KEY FEATURES

- Open plan kitchen/dining room with a range of fitted units and useful under stairs storage
- Good sized living room with feature fireplace and window to rear
- Inner hall connecting to both the conservatory and store, which could easily be converted into a home office/play room
- Three bedrooms and a separate family bathroom on the first floor
- uPVC double glazed windows and gas fired central heating
- Private rear garden, partially laid to lawn, with paved sun terrace
- Further gardens to front which have been gravelled for easy maintenance
- Driveway providing plenty of parking and access to the detached single garage
- A very quiet and convenient location, just a short distance from some excellent amenities, road links via the bypass, and less than two miles from the town centre
- Ideal for first time buyers or investors

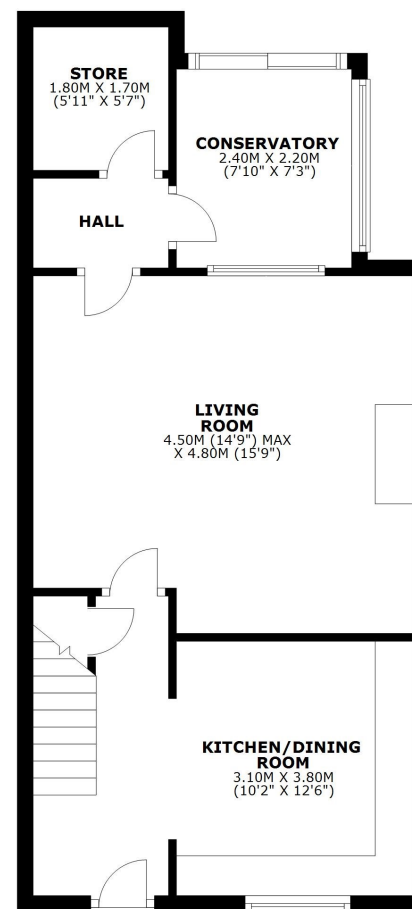
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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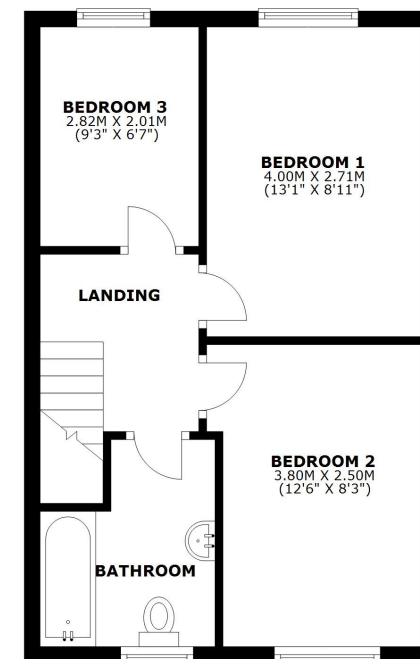


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GROUND FLOOR
APPROX. 47.0 SQ. METRES (505.9 SQ. FEET)



FIRST FLOOR
APPROX. 36.9 SQ. METRES (396.9 SQ. FEET)



TOTAL AREA: APPROX. 83.9 SQ. METRES (902.8 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.



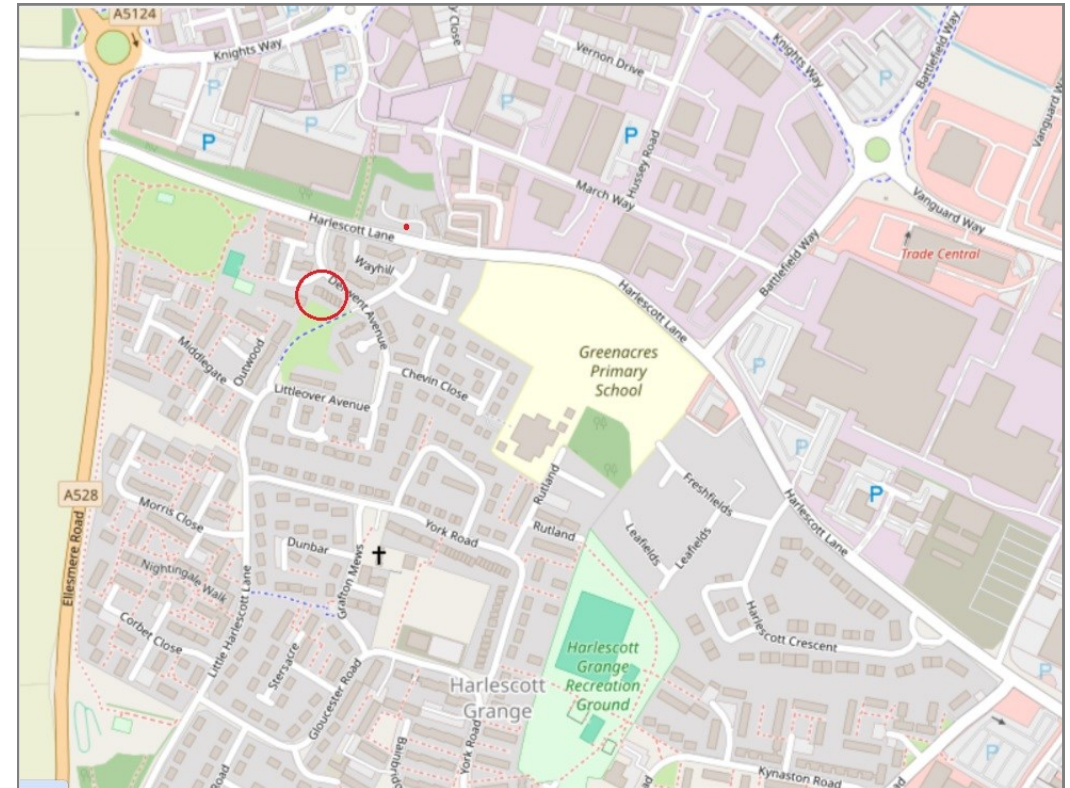
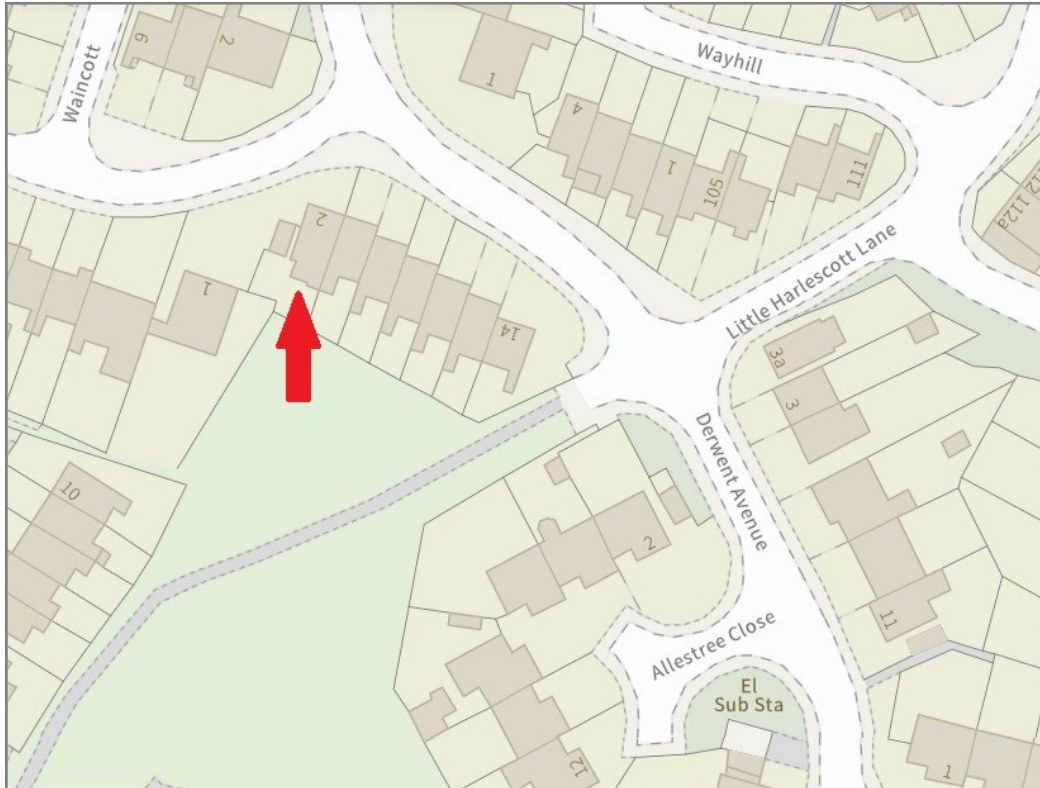




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BOUNDARIES NOT CONFIRMED

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



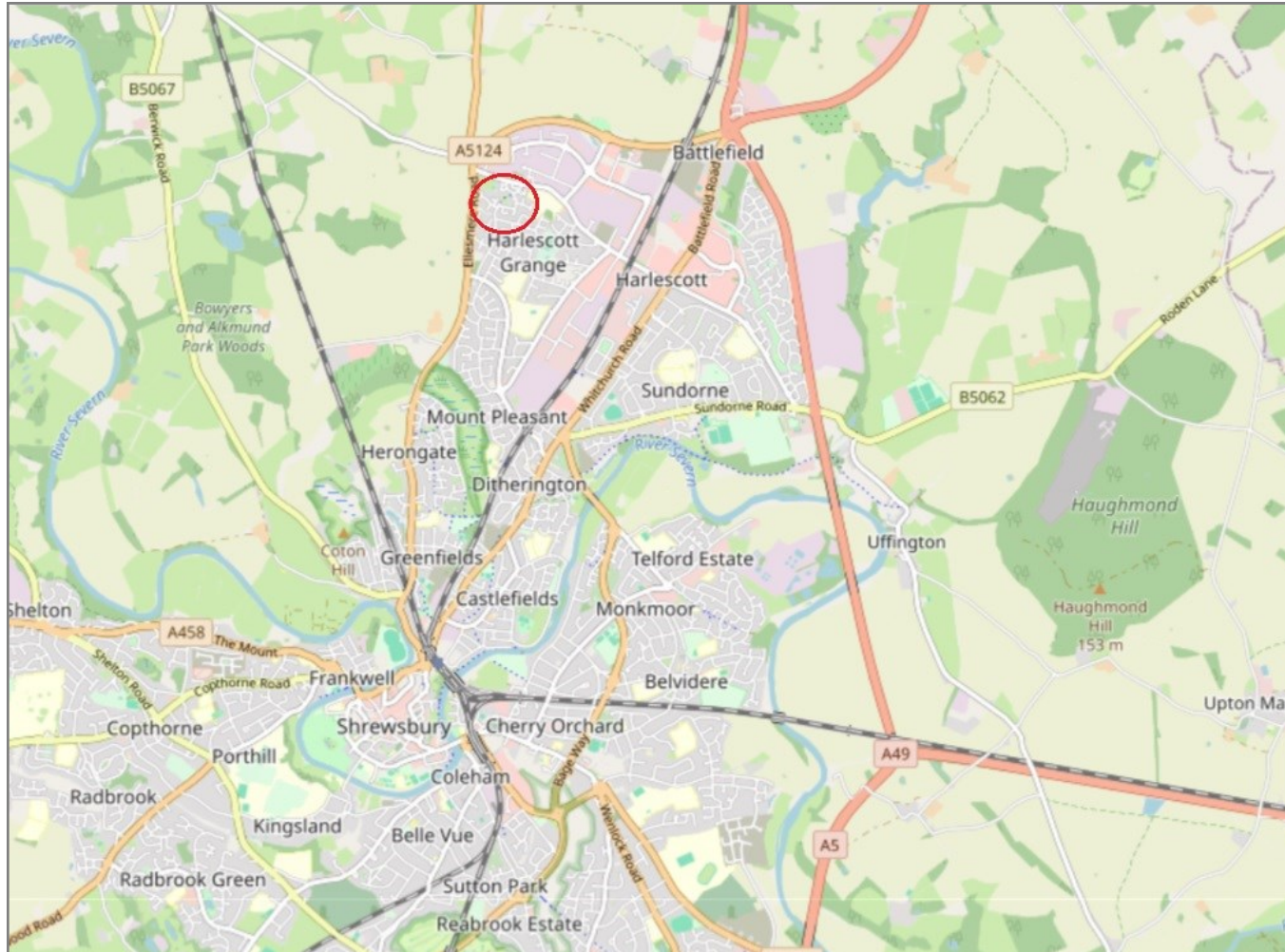
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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