



SHREWSBURY'S ESTATE AGENT

5 Lime Terrace, Coleham, Shrewsbury, SY3 7EE

£300,000 Region

A particularly well appointed and much improved two bedroom terraced house, situated in a desirable residential area.

This two bedroom terraced property has recently undergone a comprehensive programme of modernisation to provide well planned and well proportioned accommodation with rooms of pleasing dimensions. The property is presented to an exacting standard and benefits from gas fired central heating and double glazing.

The property occupies an enviable position in this popular and convenient residential area, well placed within reach of excellent amenities including local shops in Longden Coleham, excellent schools, close proximity to the town centre with its many fashionable bars and restaurants, Theatre Severn, the Quarry Park and Dingle





FLOOR PLANS



Illustration For Identification Purposes Only. Not To Scale Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Decorative tiled floor

SITTING ROOM

10'4" x 11'6" (3.15m x 3.51m) Window overlooking the front

DINING ROOM

12'1" x 11'2" (3.69m x 3.41m) Built in store cupboard Archway to:

KITCHEN

8'0" x 13'10" (2.44m x 4.22m)

Neatly appointed and fitted with a range of matching modern units

Windows and glazed door to the rear garden

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

10'7" x 6'7" (3.23m x 2.00m)

BEDROOM 2

12'3" x 7'0" (3.73m x 2.13m)

BATHROOM

Luxuriously appointed with a modern panelled bath Wash hand basin, wc Large walk in shower cubicle

OUTSIDE THE PROPERTY

The property is set back from the road by a generous forecourt which provides parking space and serves the reception area.

There is a neatly kept and easily maintained rear garden with paved patio and terrace, ideal for Alfresco dining and entertaining. The garden is enclosed on all sides by closely boarded wooden fencing.









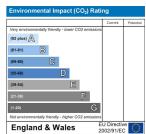
HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge around the gyratory system onto Coleham Head. Turn right into Longden Coleham and continue for a further distance turning left into Lime Street. Proceed to the top of Lime Street where Lime Terrace will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating Very energy efficient - Josev Funding Coals (82-plus) A (81-91) B (92-90) C (35-60) D (213-44) E (21-30) F (21-30) F (21-30) F (21-30) E (21



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council Shirehall, Abbey Foregate, Shrewsbury SY2 6ND Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:





Residential Sales & Lettings Eagle House, 4 Barker Street, Shrewsbury SY1 1QJ Tel: 01743 236800 South Shropshire Sales Office 4 The Square, Church Stretton SY6 6DA Tel: 01694 724700



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