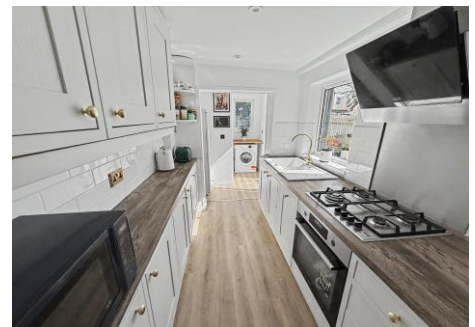




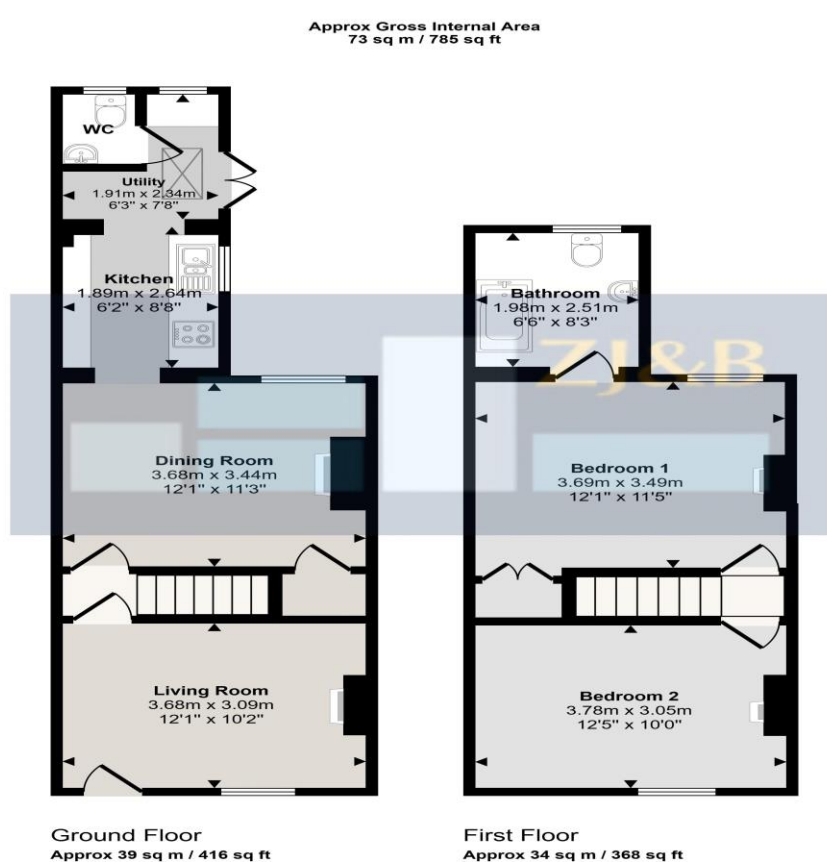
5 John Street, Castlefields, Shrewsbury, Shropshire, SY1 2RZ

£228,000

A beautiful, spacious 2-bedroom, Victorian property with period features and within walking distance of the town centre and station. Being sold with no upward chain.



Early viewing is recommended for this beautiful, spacious Victorian, two-bedroom, end-terrace cottage with period features and character, being sold with no upward chain. It is situated in the popular area of Castlefields, just a short walk from the town centre, station, and lovely riverside walks. The accommodation briefly comprises: - inner lobby, living room, dining room, kitchen (with integrated dishwasher, hob and oven), utility room, ground floor WC, 2 double bedrooms and contemporary bathroom, enclosed rear garden, gas central heating and double glazing.

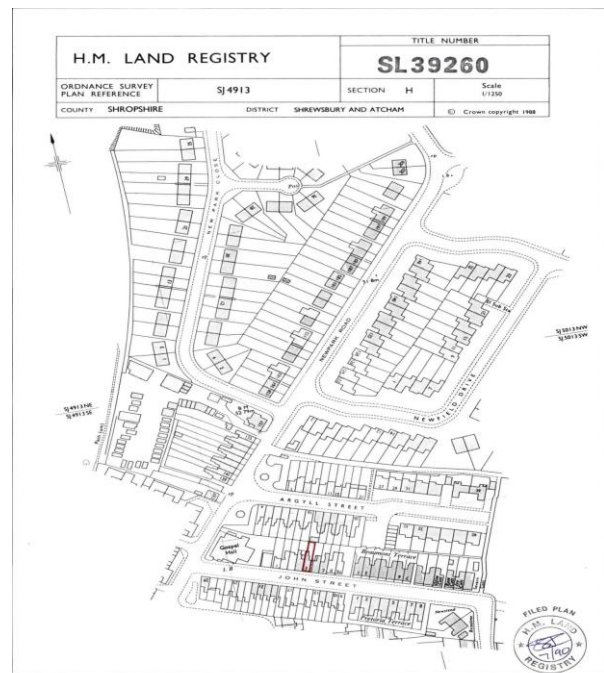


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																			
5 John Street SHREWSBURY SY1 2RZ	Energy rating	Valid until:	17 August 2036																																
	C	Certificate number:	0320-2583-5680-2596-1511																																
Property type		End-terrace house																																	
Total floor area		76 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 C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency .		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.																																	
<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>69 C</td> <td>80 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></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	69 C	80 C	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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.

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Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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