



## 47 Castle Foregate, Shrewsbury, Shropshire , SY1 2EH

**Guide Price £160,000**

A 2 bedroom terraced house that offers more than meets the eye and scope for further improvement. Centrally located with the train station and town centre just a short walk away, accommodation provides: Living Room, Dining Room Opening To Kitchen, Rear Lobby, Bathroom, En-suite Shower Room To Main Bedroom, Further Double Bedroom, Gas Boiler and central heating system replaced recently, Enclosed Rear Garden.  
No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Georgian style entrance door with window above.

### Living Room 11' 0" x 10' 1" (3.35m x 3.07m)

Wooden fire surround with tiled inlay and ornate cast iron grate, tiled hearth, radiator, sash window to the front, useful under stairs storage cupboard. Door to

### Dining Room 12' 0" x 10' 1" (3.65m x 3.07m)

Radiator, wide square opening to Kitchen, staircase leads to First Floor Landing.

### Kitchen 10' 0" x 7' 4" (3.05m x 2.23m)

Fitted with range of units with laminated work tops, inset sink unit, tiled surround to work areas, matching breakfast bar, window to the rear, door to

### Rear Lobby

Built in airing cupboard with slatted shelving and sliding doors.

### Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin, WC, radiator, fully tiled walls, double glazed side window.

### First Floor Landing

Access to roof space.

### Bedroom 1 11' 0" x 10' 1" (3.35m x 3.07m)

overall

Radiator, sash window to the front, exposed floor boards, folding door to

### En Suite Shower Room

Tiled shower cubicle with electric shower unit, wash basin, Saniflow WC, extractor fan.

### Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)

Exposed floor boards, radiator, sash window enjoying open rear aspect.

### Rear Garden

Neat rear garden provides paved patio with borders and enclosed by timber fencing.

### 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.

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

**Ground Floor**



**First Floor**



FLOOR PLANS FOR GUIDANCE ONLY

DynamicPDF (Rasterize) v2.0 evaluation (www.DynamicPDF.com)

## Energy performance certificate (EPC)

47, Castle Foregate SHREWSBURY SY1 2EH	Energy rating <b>E</b>	Valid until: 8 December 2026 Certificate number: 9040-2888-7529-9906-2041
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**Property type**  
Mid-terrace house

**Total floor area**  
60 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-privately-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**