



**8 Preston Street, Shrewsbury, SY2 5NY**

2 bedroom terraced house — £225,000 Freehold

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sales@cgpooks.co.uk

This is a very attractive mid terraced house with a well presented interior and a lovely private south facing rear garden. The property is located in a popular and convenient area, a short walk from some excellent amenities, as well as being just 10 minutes from the town centre.

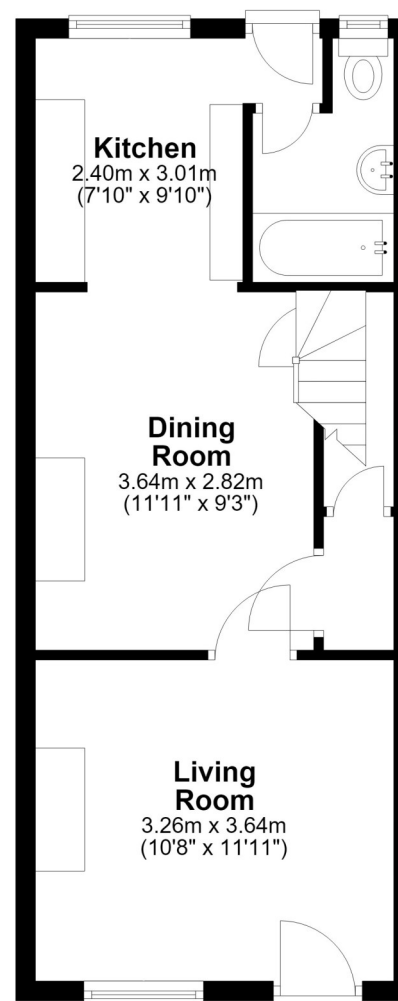
### KEY FEATURES

- Separate living and dining rooms with wood effect flooring and original cast iron fireplace and range.
- Fitted kitchen with tiled flooring, window and part glazed door to rear.
- Ground floor bathroom and access to a useful cellar.
- Door to an enclosed staircase from the dining room to the first-floor landing, where there are stripped pine doors to the two double bedrooms.
- Replacement double glazed windows and gas fired central heating with a new Worcester combi boiler fitted in March 2021
- Paved courtyard to rear, from which there is access to a good sized south facing mature garden with paved sun terrace. There is also a brick-built store.
- Great location on a popular street, just a stone's throw from the local deli/butchers, supermarket and a good pub/restaurant. The beautiful Reabrook nature reserve is also just a few minutes' walk from the property and the town centre is under a mile away.
- No onward chain.

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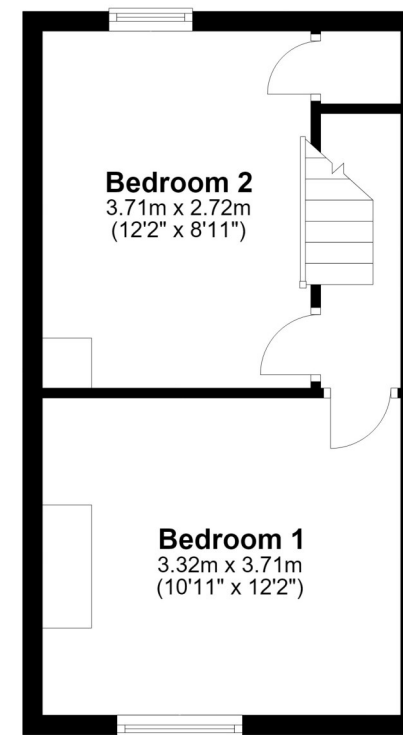
### Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



### First Floor

Approx. 25.3 sq. metres (271.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.4 sq. feet)







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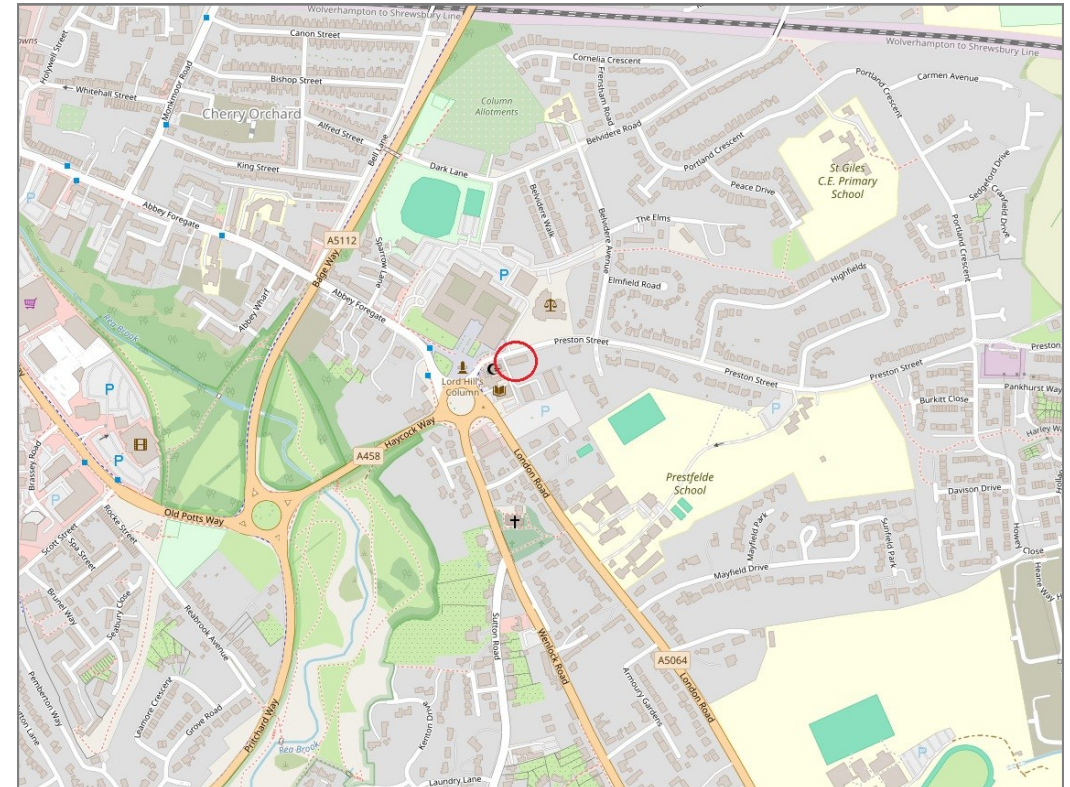
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**BOUNDARIES NOT CONFIRMED**

|                 |   |
|-----------------|---|
| Tenure          | <b>Freehold</b>                         |
| Local Authority | <b>Shropshire Council</b>               |
| Council Tax     | <b>Band B</b>                           |
| EPC Band        | <b>Band D</b>                           |
| Services        | <b>All mains services are connected</b> |

**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.

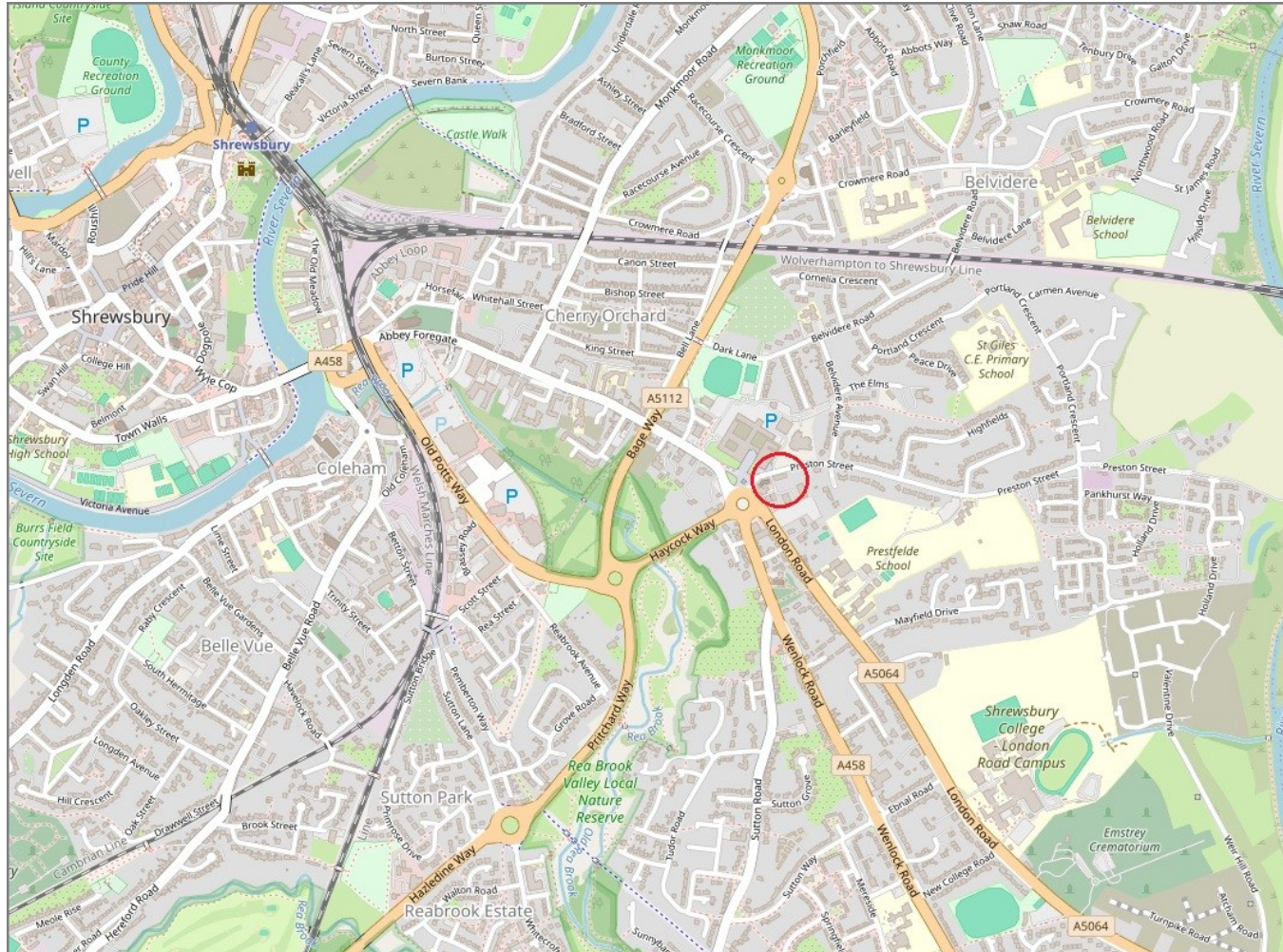
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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