

12 Prescott Close, Sutton Farm, Shrewsbury, SY2 6HS

3 bedroom semi detached house—£279,500 Freehold

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Coopergreenpooks.co.uk

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Coopergreenpooks.co.uk/property/20401

A beautifully presented semi detached house with extensively improved accommodation throughout. The property also benefits from being in a lovely quiet and private cul-de-sac with superb south facing garden, in this much sought after area of town

KEY FEATURES

- Immaculate condition and fully modernised throughout
- Impressive re-fitted kitchen/dining room with integrated appliances
- Good sized living room with feature fireplace
- Large utility room connecting to garage
- 3 bedrooms and bathroom with white suite, electric Triton shower and heated towel rail
- Extensive block paved driveway and impressive south facing landscaped garden to rear with decked terrace
- Gas fired central heating, combi boiler, uPVC double glazed windows several of which were replaced in 2016
- Planning permission to extend living room forward in line with porch, the property also has cavity wall insulation and was re-wired in 2016
- Inspection of this property is highly recommended

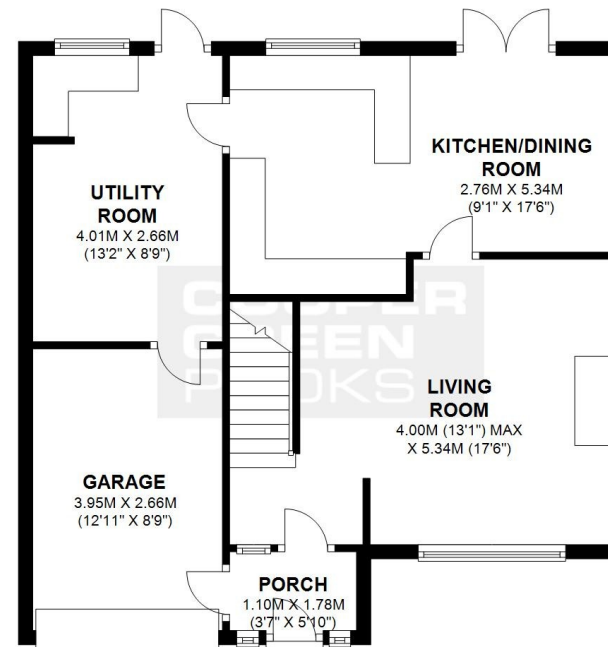
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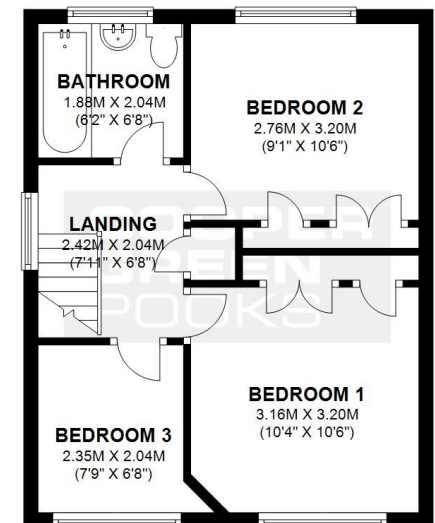
GROUND FLOOR

APPROX. 61.0 SQ. METRES (656.3 SQ. FEET)



FIRST FLOOR

APPROX. 36.5 SQ. METRES (392.9 SQ. FEET)



TOTAL AREA: APPROX. 97.5 SQ. METRES (1049.2 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.





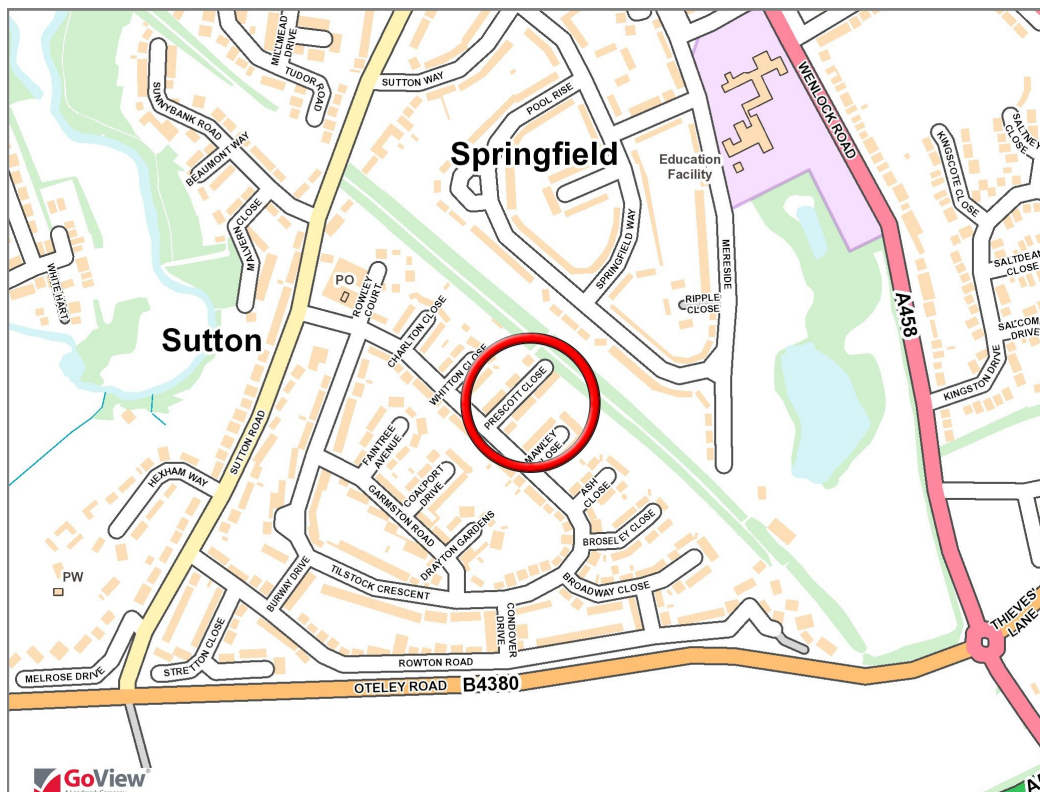
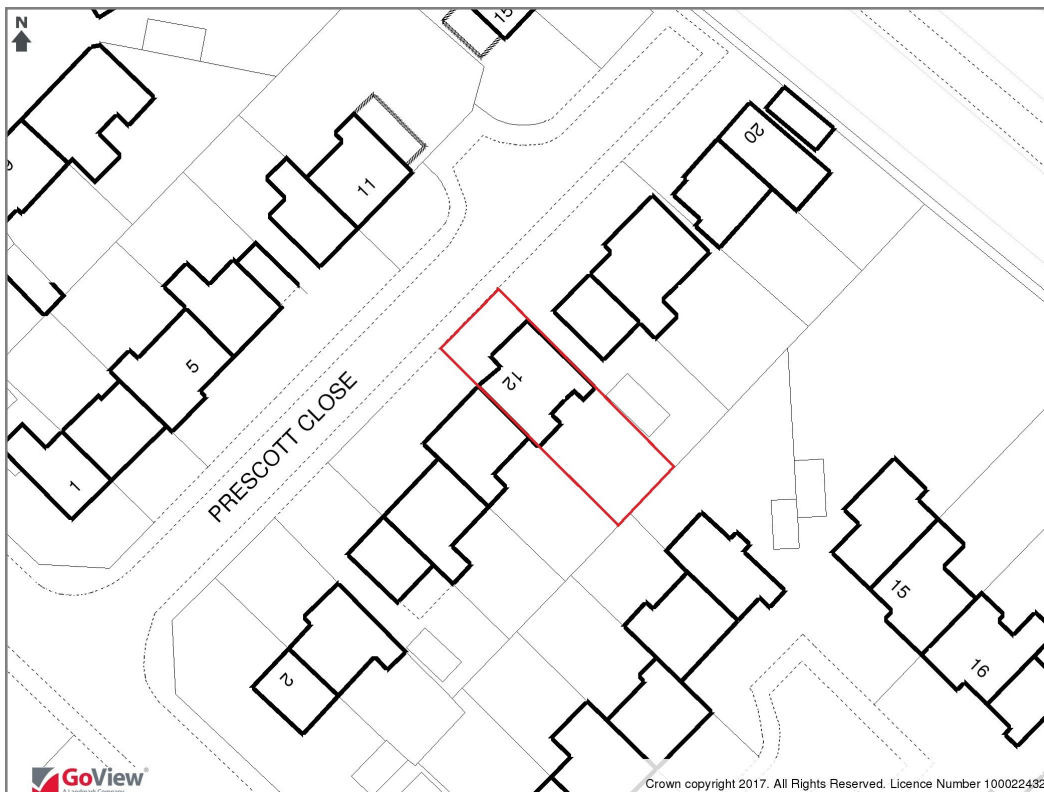


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Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	B
Services	All mains services are connected

rightmove 

 OnTheMarket.com



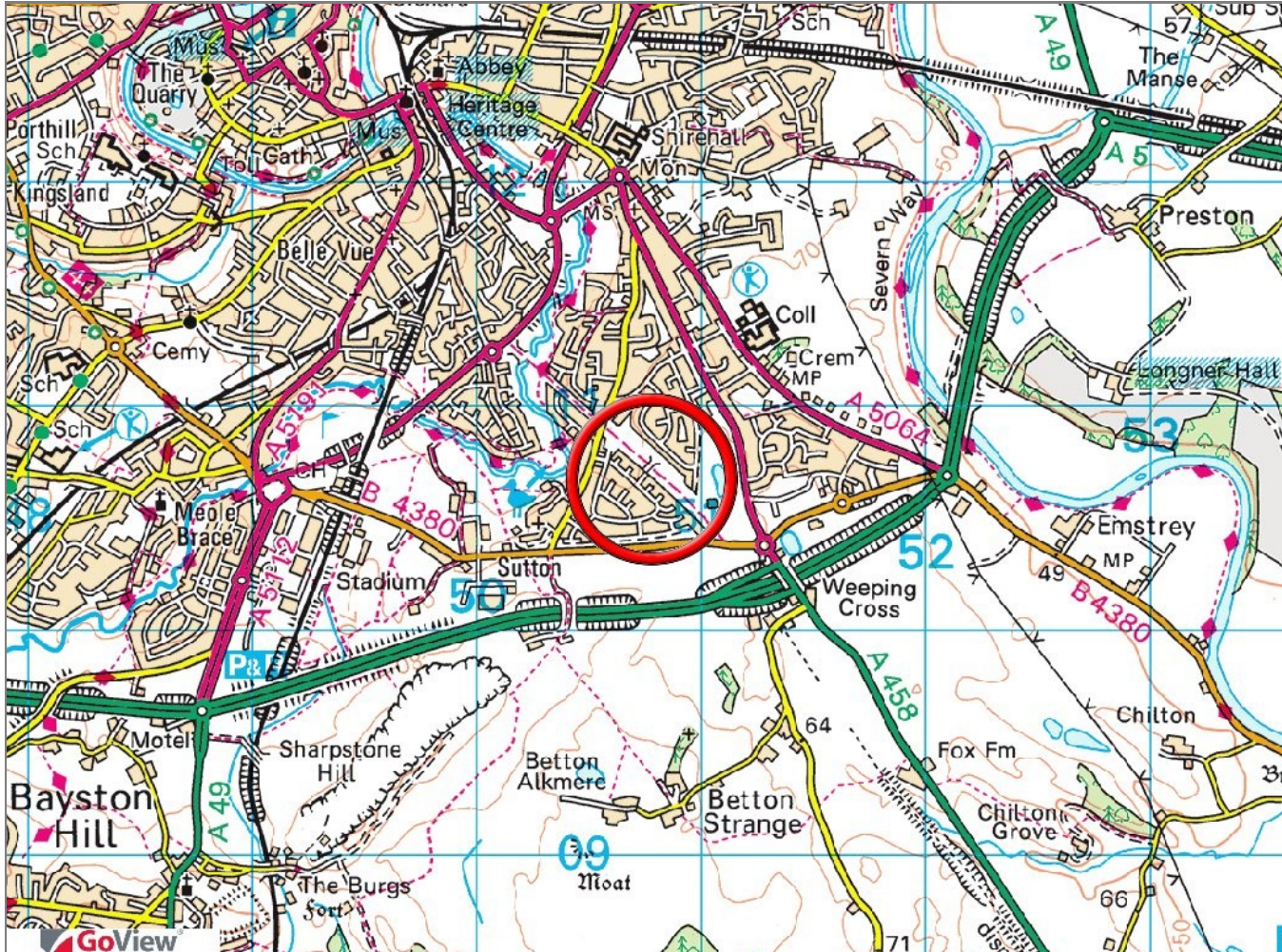
RICS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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