



47 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

£200,000

This 2 bedroom Grade II listed Victorian terraced home provides great space over three levels. Centrally located with river views, the property is right by the Quarry Park with the town centre just a short walk away. Accommodation includes: Enclosed Porch, Kitchen fitted with a range of quality units, Sitting Room. Excellent contemporary Wet Room, 2 double Bedrooms, GCH, attractive garden, views across to the river and townscape.
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

Entrance door with pilaster around.

Enclosed Porch

Tiled flooring and glass panel door.

Kitchen 10' 7" x 7' 2" (3.22m x 2.18m)

Fitted with a good range of wood fronted units with laminate worktops with tiled surround, inset sink unit, tiled flooring, integrated electrical appliances, including oven, microwave and hob. Radiator, sash window to the front. archway to Inner Lobby. Door to staircase which provides access to First Floor Landing.

Inner Lobby

Door to Sitting Room and staircase leading down to Inner Hall and Wet Room.

Living Room 11' 1" x 9' 3" (3.38m x 2.82m)

Wooden flooring, ornamental tiled fireplace with wooden surround, range of display shelving and store cupboard, wall and ceiling lights, sash window enjoys lovely views over the garden and towards the window, feature metal window box with wrought iron surround.

Inner Hall 9' 3" x 7' 7" (2.82m x 2.31m)

Tiled flooring, glazed door leads to rear garden.

Wet Room

A modern Wet Room beautifully appointed, tiled walls and flooring, wall mounted shower, wash basin and WC, heated towel rail, window to the rear. Useful vanity surface with cupboards beneath and above.

Utility Cupboard

Power supply and plumbing for washing machine.

First Floor Landing

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m)

Radiator, sash window to the front, cupboard housing gas central heating boiler.

Bedroom 2 9' 10" x 9' 2" (2.99m x 2.79m)

Radiator, built-in shelved cupboard, sash window enjoys lovely outlook over rear garden and townscape.

Outside - Rear

Designed for easy maintenance, the good size garden providing timber decking, useful block built garden store. The garden is enclosed by timber fencing with gated access onto residents' pathway leading back to New Street.

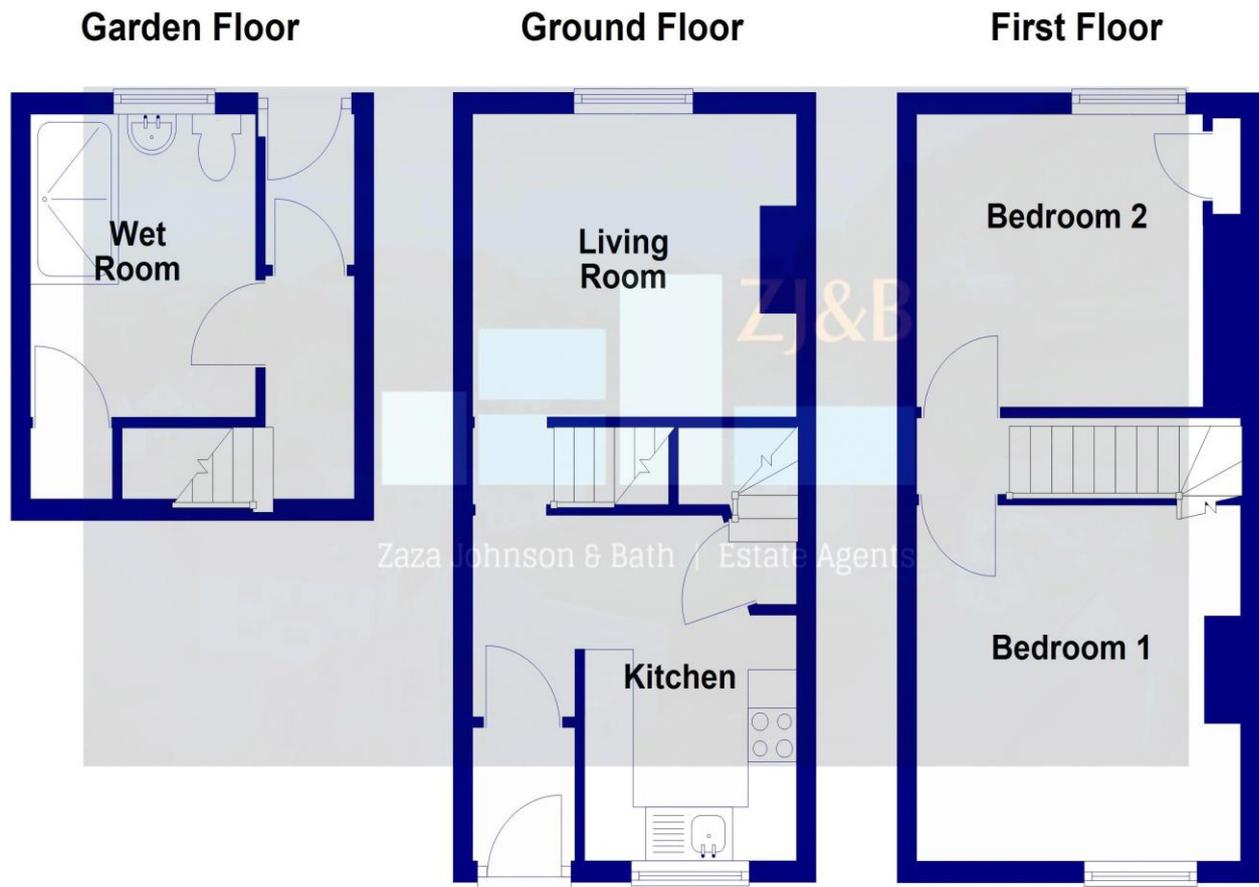
Outside - Front

Quarry tile forecourt enclosed by low wall with wrought iron railings.

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**



47 New Street, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

DynamicPDF: Realtime x2.0 evaluation. www.DynamicPDF.com

Energy performance certificate (EPC)		
47 New Street SHREWSBURY SY3 8JG	Energy rating D	Valid until: 10 November 2035
		Certificate number: 9800-3956-2209-6685-4200
Property type	Mid-terrace house	
Total floor area	61 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) (<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 D. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



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