



## 55 New Park Street, Castlefields, Shrewsbury, Shropshire, SY1 2LE

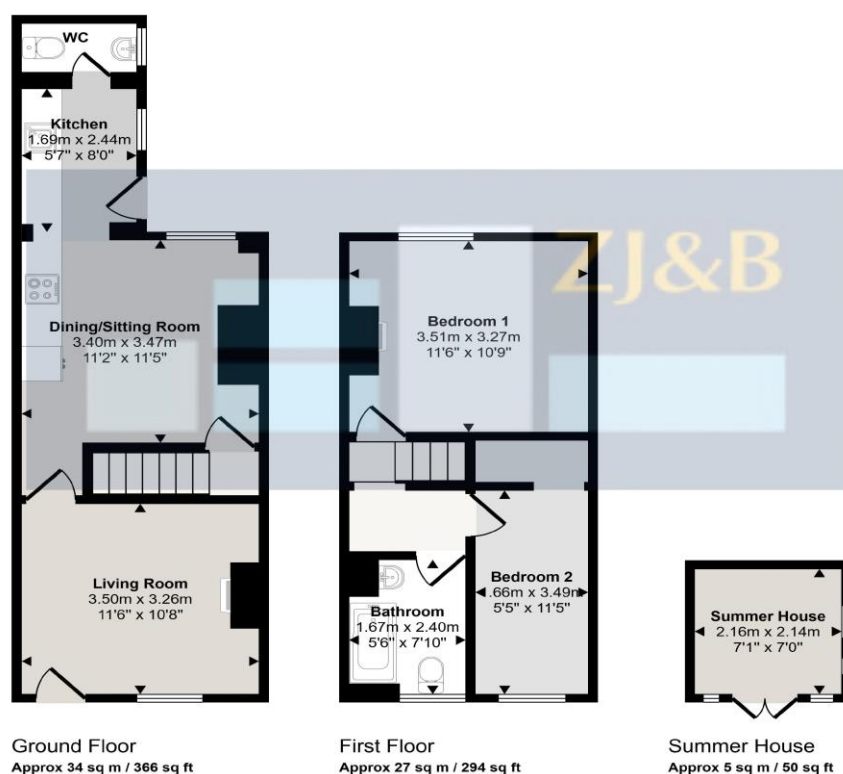
**Offers in the Region Of £240,000**

**A beautifully upgraded two-bedroom terrace period property**



A beautifully upgraded two-bedroom terrace period property, meticulously renovated to an exceptional standard by the current owners. A charming courtyard front welcomes you into the main entrance, leading to a lovely living room brimming with character. At the rear, an open-plan kitchen, dining, and sitting area provides a modern and versatile space, along with a convenient downstairs cloakroom and ample under stairs storage. Upstairs, there are two double bedrooms a recently modernised bathroom and access to a boarded loft. The property also boasts a large rear garden, mainly laid to lawn, with an off-road parking space at the back. Included in the garden is a stylish summer house, perfect for relaxing or entertaining, making this a superb blend of period charm and contemporary living. The property is located in this popular area of Shrewsbury and within easy walking distance of the town centre, bus and train stations, Theatre Severn and lovely riverside walks.

Approx Gross Internal Area  
66 sq m / 709 sq ft



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)																																		
55 New Park Street SHREWSBURY SY1 1LE	Energy rating <b>C</b>	Valid until: 19 June 2036																																
		Certificate number: 2736-0626-7600-0976-3296																																
Property type	Mid-terrace house																																	
Total floor area	53 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																		
<b>Energy rating and score</b>																																		
The graph shows this property's current and potential energy rating.																																		
This property's energy rating is C. It has the potential to be C.																																		
See how to <a href="#">improve this property's energy efficiency</a> .																																		
<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>79 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	79 C	55-68	D			39-54	E			21-38	F			1-20	G			<p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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## Council Tax Band A

**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.

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

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

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**01743 248351**

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