ZJ&B

Zaza Johnson & Bath
Estate Agents

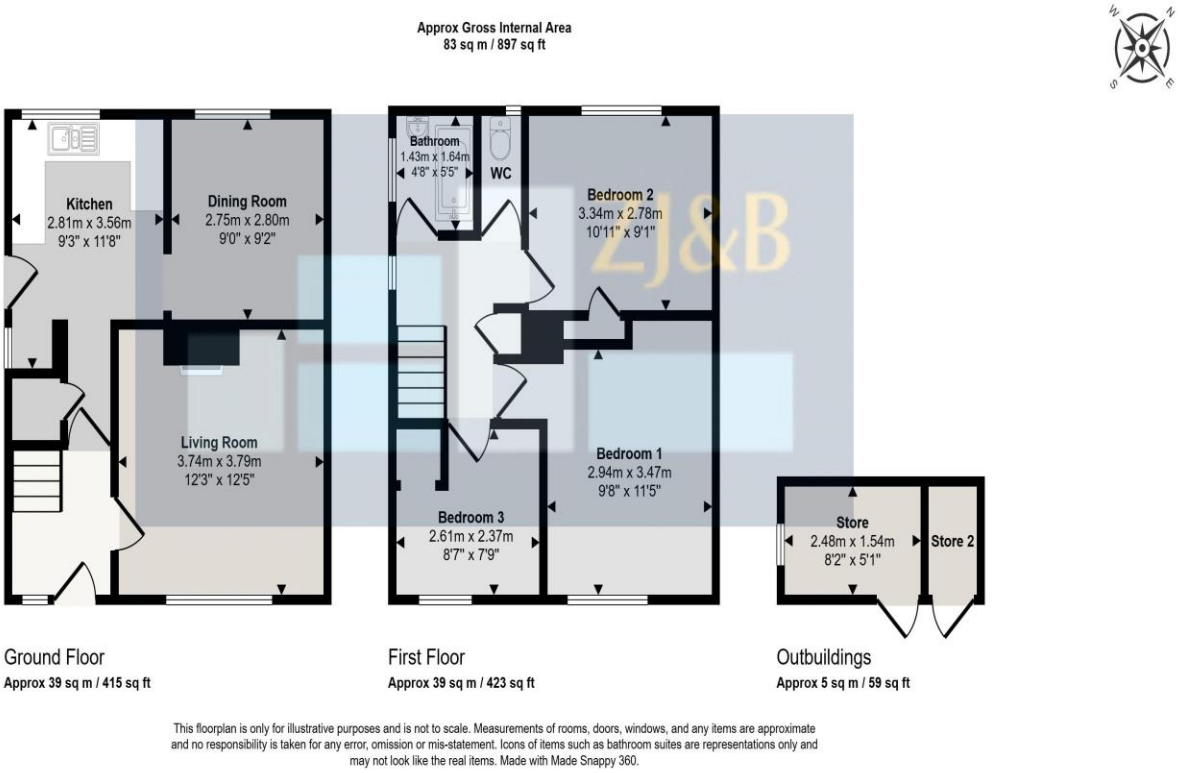
41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com

12 Chatford Drive, Meole, Shrewsbury, Shropshire, SY3 9PQ

£200,000

A well-proportioned three-bedroom semi-detached house offers excellent potential for buyers looking to create a home to their own taste.

In need of general updating throughout, this well-proportioned three-bedroom semi-detached house offers excellent potential for buyers looking to create a home to their own taste. Occupying a popular position on the sought-after Meole Estate, the property is conveniently located close to the retail park, local amenities and provides easy access to the A5 and M54. The accommodation comprises an entrance hall, living room, kitchen and separate dining room to the ground floor. To the first floor are two double bedrooms, a single bedroom, a family bathroom and separate WC. Outside, the property benefits from front and rear gardens together with two useful external store rooms, providing excellent additional storage space. Offered to the market with no upward chain, this is a fantastic opportunity for first-time buyers, investors or those seeking a property with scope to improve and add value.

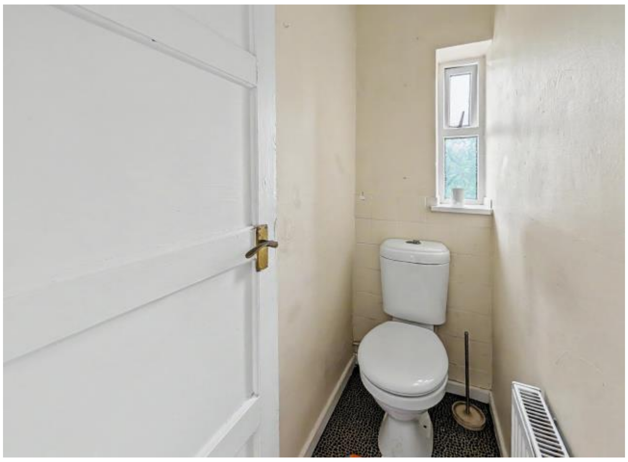


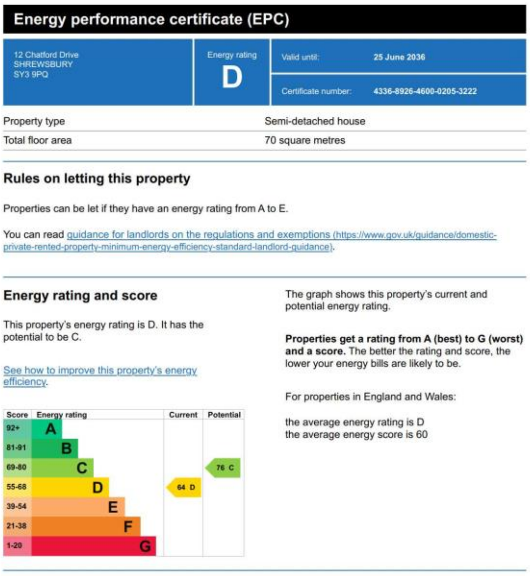
FLOOR PLANS FOR GUIDANCE ONLY









Energy performance certificate (EPC)

12 Chatford Drive
SHREWSBURY
SY3 9PQ

Energy rating **D**

Valid until: **25 June 2036**

Certificate number: **4336-8926-4600-0205-3222**

Property type	Semi-detached house
Total floor area	70 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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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.

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**

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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