12 Preston Street, Shrewsbury, SY2 5NY

Shrewsbury & Country House Sales

MILLER EVANS

12 Preston Street, Shrewsbury, SY2 5NY

£220,000 Freehold

- Well presented Grade II Listed Georgian terraced house
- Two bedrooms and shower room
- Sitting room and kitchen/dining room
- Good sized enclosed rear garden
- Popular and convenient location close to excellent amenities
- *NO UPWARD CHAIN*

A well-presented, Grade II Listed, Georgian terraced house that has been neatly maintained throughout, offering comfortable accommodation in a convenient location. Recently restored, original sash windows and new boiler fitted in 2023.

The accommodation comprises; sitting room, kitchen/dining room, two bedrooms, and a shower room. Good sized enclosed rear garden.

The property is ideally situated within easy reach of the town centre and a range of local amenities, with excellent transport links also close by.

SITTING ROOM
10'8" x 11'10"

KITCHEN / DINING ROOM
12'0" x 11'10"
Fitted with a range of matching wall and base units
Door to garden

STAIRCASE rising from the kitchen to the FIRST FLOOR LANDING

BEDROOM 1
10'3" x 11'10"

BEDROOM 2
6'9" x 11'10"

SHOWER ROOM
5'4" x 5'10"
Shower cubicle
Wash hand basin, wc

We believe there is a vaulted cellar, with access via steps below the stairs but this is currently inaccessible.

GARDENS AND GROUNDS

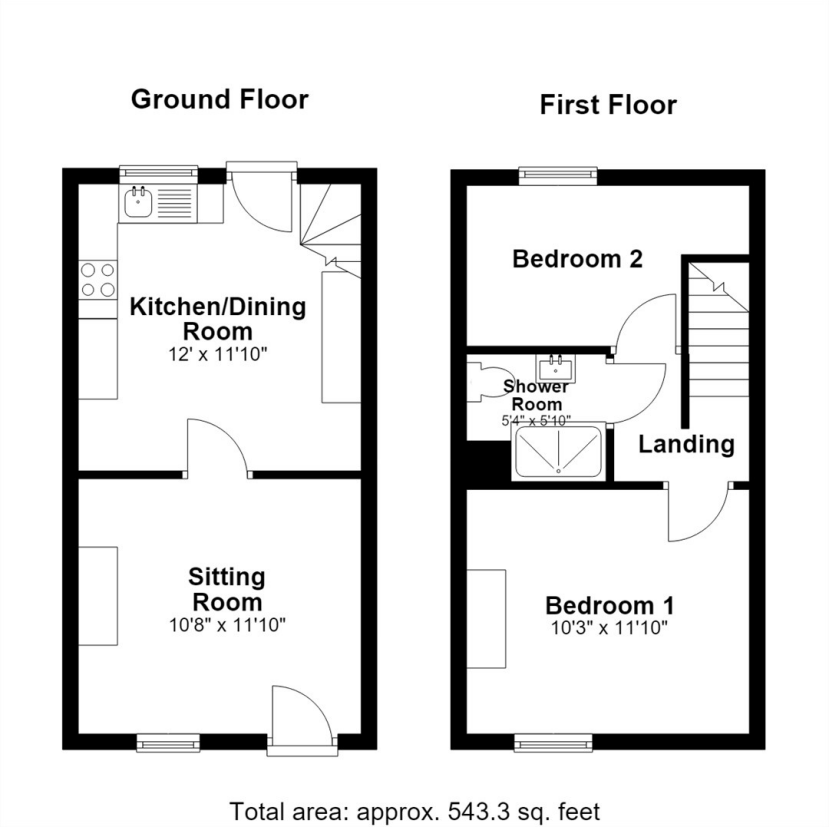
The property is divided from the road by a dwarf brick wall with wrought iron pedestrian gate to a small front garden.

Good sized rear garden laid to lawn, offering plenty of scope to create an attractive outdoor space.

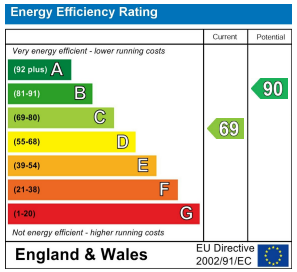
Please note that there is a right of access across the rear of the garden for the benefit of the adjoining properties.

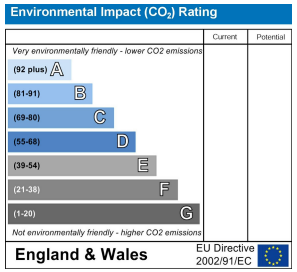
HOW TO GET THERE

The property is best approached out of Shrewsbury over the English Bridge and continue the full length of Abbey Foregate to the Column Island. Take the first exit into Preston where the property will be seen on the right hand side.



Total area: approx. 543.3 sq. feet





IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Some images may have been enhanced.
This property may be subject to additional management service charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans

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