



47 Castle Foregate, Shrewsbury, Shropshire , SY1 2EH

£155,000

A 2 bedroom terraced house that offers more than meets the eye and scope for further improvement. Centrally located with the train station and town centre just a short walk away, accommodation provides: Living Room, Dining Room Opening To Kitchen, Rear Lobby, Bathroom, En-suite Shower Room To Main Bedroom, Further Double Bedroom, Gas Boiler and central heating system replaced recently, Enclosed Rear Garden.
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

Georgian style entrance door with window above.

Living Room 11' 0" x 10' 1" (3.35m x 3.07m)

Wooden fire surround with tiled inlay and ornate cast iron grate, tiled hearth, radiator, sash window to the front, useful under stairs storage cupboard. Door to

Dining Room 12' 0" x 10' 1" (3.65m x 3.07m)

Radiator, wide square opening to Kitchen, staircase leads to First Floor Landing.

Kitchen 10' 0" x 7' 4" (3.05m x 2.23m)

Fitted with range of units with laminated work tops, inset sink unit, tiled surround to work areas, matching breakfast bar, window to the rear, door to

Rear Lobby

Built in airing cupboard with slatted shelving and sliding doors.

Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin, WC, radiator, fully tiled walls, double glazed side window.

First Floor Landing

Access to roof space.

Bedroom 1 11' 0" x 10' 1" (3.35m x 3.07m)

overall

Radiator, sash window to the front, exposed floor boards, folding door to

En Suite Shower Room

Tiled shower cubicle with electric shower unit, wash basin, Saniflow WC, extractor fan.

Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)

Exposed floor boards, radiator, sash window enjoying open rear aspect.

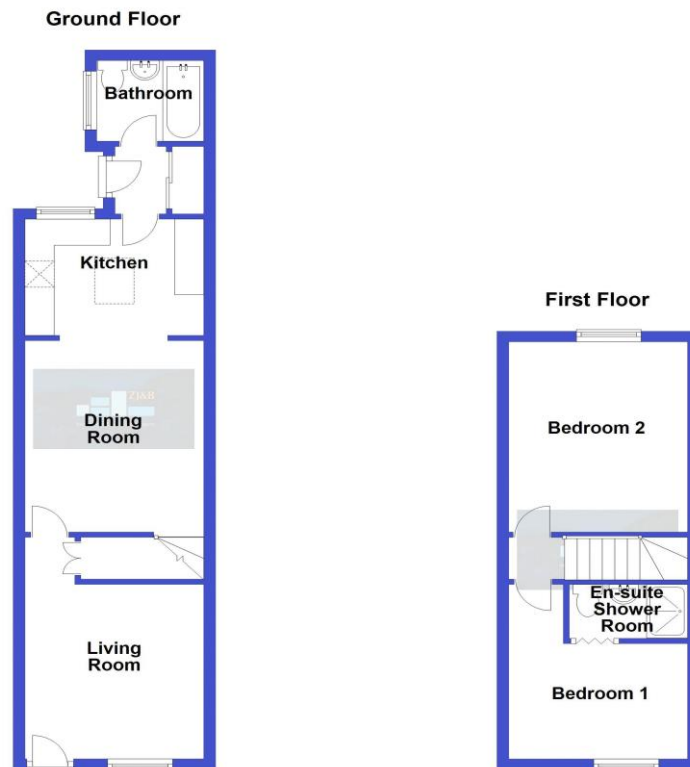
Rear Garden

Neat rear garden provides paved patio with borders and enclosed by timber fencing.

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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

47, Castle Foregate SHREWSBURY SY1 2EH	Energy rating E	Valid until: 8 December 2026 Certificate number: 9040-2888-7529-9906-2041
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Property type
Mid-terrace house

Total floor area
60 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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



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