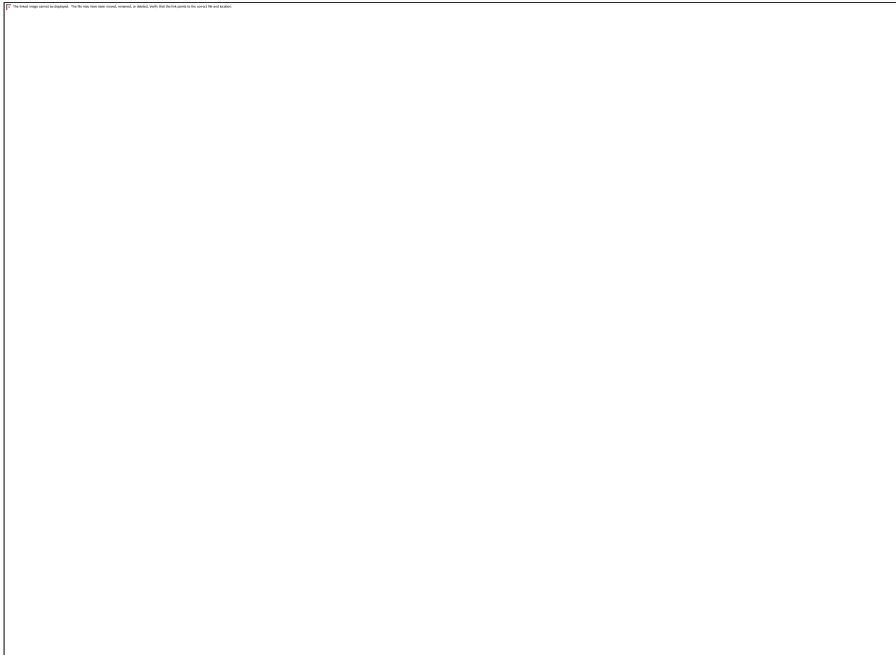




Zaza Johnson & Bath
Estate Agents

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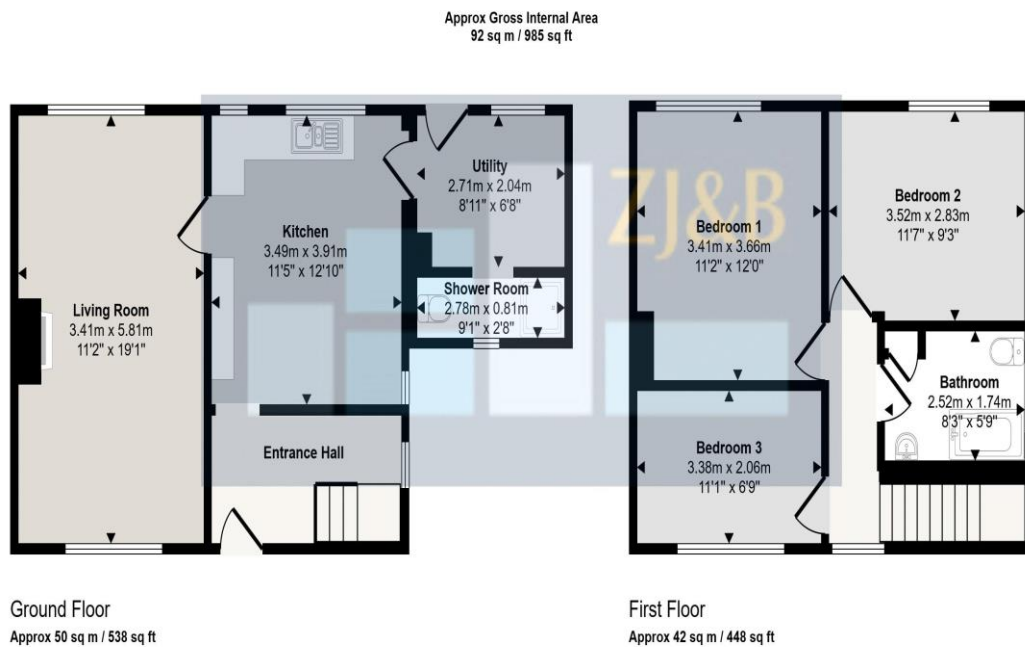
**20 Linley Avenue, Pontesbury, Shrewsbury,
Shropshire, SY5 0TQ**

Offers in the Region Of £230,000

3-Bedroom semi-detached house offering great potential.



Situated in a desirable corner position in the village of Pontesbury, this three-bedroom semi-detached house offers fantastic potential, though it does require general refurbishment throughout. The ground floor comprises a welcoming entrance hall, a spacious living/dining room, and a convenient utility room with a shower room. Upstairs, you'll find two double bedrooms, one single bedroom, and a family bathroom. The property also boasts a generous garden space. Perfectly located for access to local amenities, as well as being in a strong catchment area for both primary and secondary schools, this home is ideal for families or investors looking to add value. Don't miss out on this exciting opportunity!

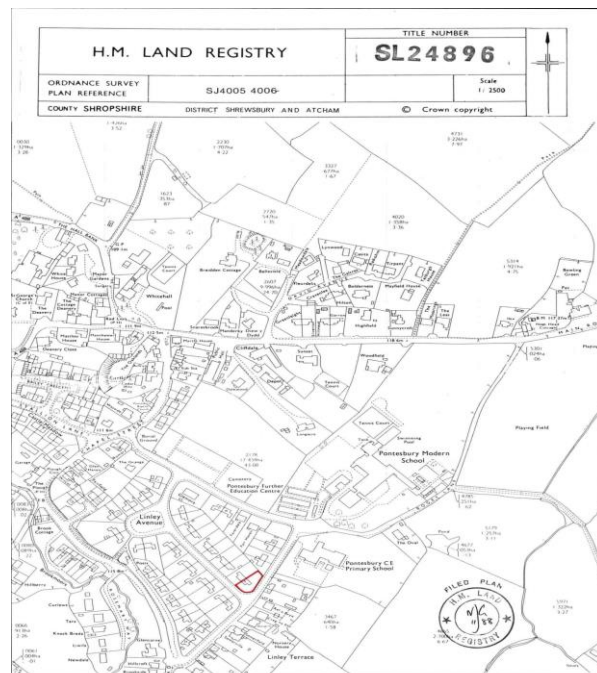


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																			
20 Linley Avenue Pontesbury SHREWSBURY SY5 0TD	Energy rating	Valid until:	17 March 2038																																
	C	Certificate number:	9338-3060-1207-0536-2204																																
Property type		Semi-detached house																																	
Total floor area		87 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 C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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																																	
<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		
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Council Tax Band B

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

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