



12 Carling Close, Herongate, Shrewsbury, Shropshire, SY1 3RT

Offers in the Region Of £290,000

This stylish 3-bedroom detached house is located in a prime end-of-cul-de-sac position with open views to the front. A canopied entrance porch leads to the Entrance Hall with a door at the end, opening into a particularly spacious Living/Dining Room and a large Conservatory. A Kitchen to the front completes the ground-floor accommodation. The Garage cleverly provides exceptional first-floor space, including the Main Bedroom with En-suite Shower Room, and two further good-sized Bedrooms and Family Bathroom. The property also enjoys a neat Garden, gas central heating and double glazing. Tenant in situ.



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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.

Entrance Hall 9' 10" x 2' 11" (2.99m x 0.89m)

Living/Dining Room 18' 5" x 13' 10" (5.61m x 4.21m)

Kitchen 9' 10" x 7' 1" (2.99m x 2.16m)

Conservatory 11' 0" x 8' 11" (3.35m x 2.72m)

Bedroom 1 11' 7" x 10' 6" (3.53m x 3.20m)

En Suite

Bedroom 2 9' 10" x 9' 4" (2.99m x 2.84m)

Bedroom 3 8' 4" x 6' 10" (2.54m x 2.08m)

Bathroom

Garage

Council Tax Band C

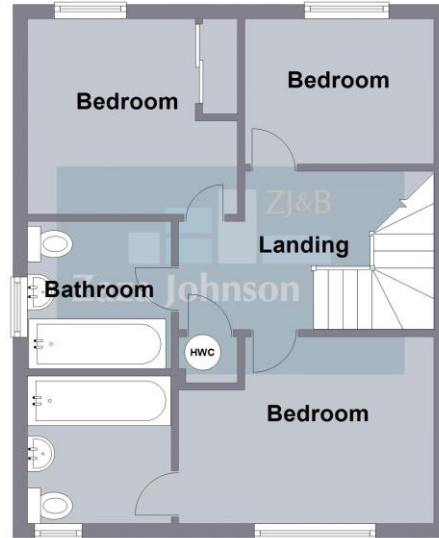
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

12, Caiffing Close SHREWSBURY SY1 3RT	Energy rating D	Valid until: 30 January 2030
		Certificate number: 8130-6229-4660-6469-5272

Property type	Detached house
Total floor area	86 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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



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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