Zaza Johnson & Bath
Estate Agents

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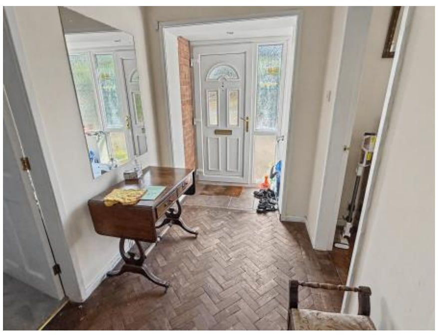
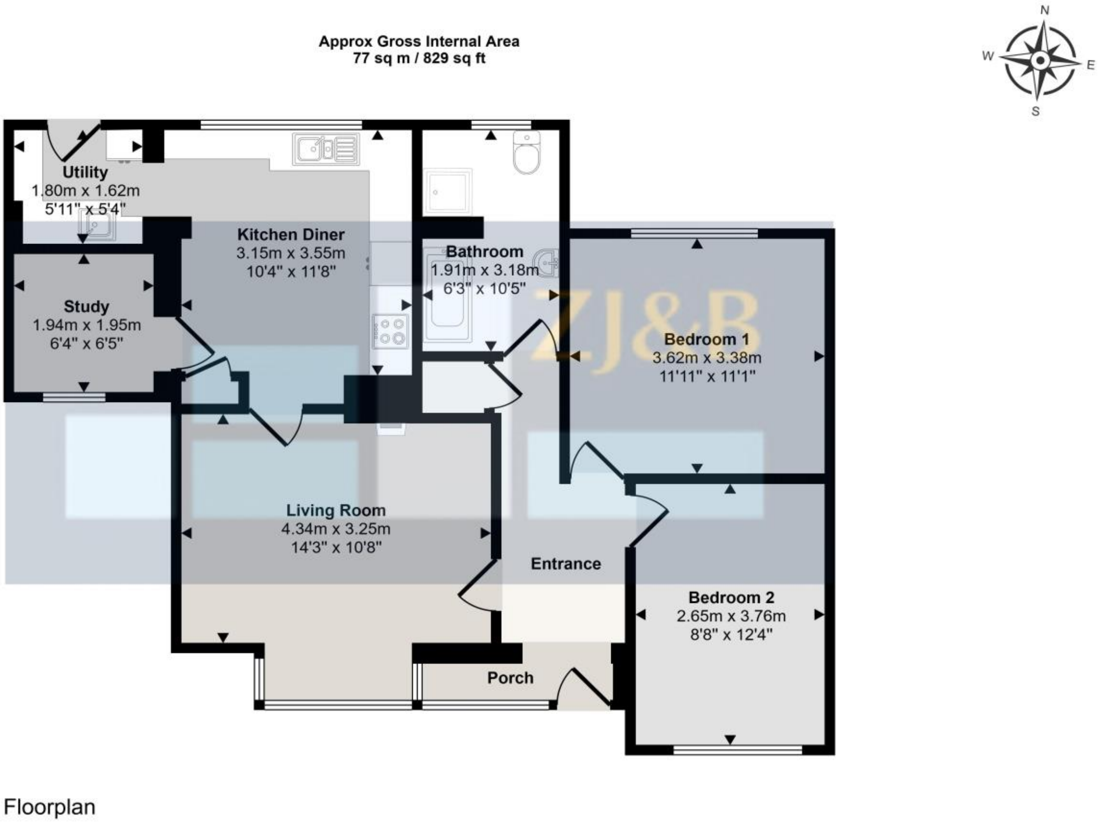
10 Leyburn Avenue, Copthorne, Shrewsbury, Shropshire, SY3 8TP

£325,000

A traditional, two-bedroom detached bungalow enjoys improved and extended accommodation and is complemented by a private rear garden.



This traditional, two-bedroom detached bungalow enjoys one of the best positions in town. The improved and extended accommodation is complemented by a private rear garden. The property has an in and out block paved driveway which provides parking for at least four cars and is screened by wall and hedging. Moving inside, the spacious entrance hall has a feature herringbone pattern wood floor, the living room is a good size with a walk-in bay window and feature ornamental fireplace. A door from the living room leads to the extended kitchen/breakfast room with ample space for a dining table, and an excellent range of wood fronted units including double oven and hob, tiled flooring and window overlooking the garden. The kitchen opens into a utility room where the gas central heating boiler is located, along with a door to the garden. The extension also provides a home office. Continuing to the bedroom accommodation, the main bedroom overlooks the rear garden, while the second bedroom, to the front, is also a double room. The final surprises internally, is the bathroom, which has also been extended and offers a four-piece suite including bath, shower cubicle, wash basin and WC, fully tiled walls and flooring. The rear garden provides a good deal of privacy, offering patios, lawns and deep shrub beds with ornamental trees, all enclosed by timber fencing.



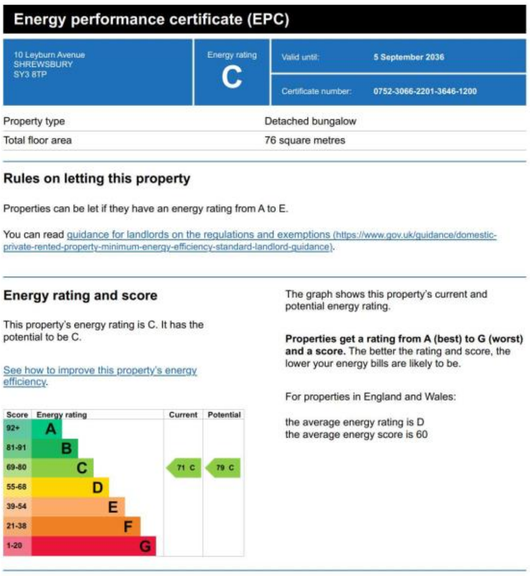
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

FLOOR PLANS FOR GUIDANCE ONLY







Energy performance certificate (EPC)

10 Leyburn Avenue SHREWSBURY SY3 8TP	Energy rating C	Valid until:	5 September 2036
		Certificate number:	0752-3066-2201-3646-1200

Property type	Detached bungalow
Total floor area	76 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.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	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

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This title is dealt with by HM Land Registry, Telford Office.

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.

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