



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



11 Railway Terrace, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AG

£220,000

This 3 bedroom town house with parking is a rare find. The well presented accommodation includes: Hall, Living Room, Kitchen/Dining Room, 2 First Floor Bedrooms And Recently Refitted Bathroom, Impressive Double Bedroom On The 2nd Floor. GCH, DG, Enclosed Garden. Parking Space. Tucked Away In A Great Location Just A Short Walk From The Town Centre.



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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

Canopied Entrance Storm Porch

Double glazed entrance door.

Entrance Hall

Exposed floor boards, radiator, staircase leads to First Floor Landing.

Living Room 14' 11" x 8' 9" (4.54m x 2.66m)

Ornamental Adams style fireplace with coal effect gas fire inset, exposed floor boards, radiator, double glazed window to the front enjoys aspects towards the Abbey.

Kitchen/Dining Room 12' 0" x 8' 11" (3.65m x 2.72m)

Exposed floor boards. The Kitchen is fitted with a range of units with wood effect laminated work tops, inset 1 1/2 bow sink unit, tiled splash to work areas, cupboard housing Vailant gas combination central heating boiler. Integrated electric oven and 4 ring gas hob with filter hood above, useful under stairs storage cupboard, radiator, ample space for dining table, double glazed window and French doors enjoy views over garden.

First Floor Landing

Exposed wooden flooring, door providing access to 2nd Floor.

Bedroom 2 12' 0" x 11' 8" (3.65m x 3.55m)

Exposed wood flooring, built in wardrobe, radiator, 2 double glazed windows overlooking Bowling Green with views towards the Abbey beyond.

Bedroom 3 9' 4" x 5' 8" (2.84m x 1.73m)

Exposed wood flooring, radiator, double glazed window overlooking the rear garden.

Bathroom

Recently fully refitted with contemporary white 3 piece suite including, bath with wall mounted shower fitting over and fully tiled walls around, wash basin with drawers beneath, WC, half tiled to further wall, double glazed rear window, extractor.

Second Floor - Bedroom 1 13' 1" x 11' 4" (3.98m x 3.45m)

Exposed floor boards, radiator, range of useful storage cupboards, 2 Velux double glazed skylights providing excellent natural lighting.

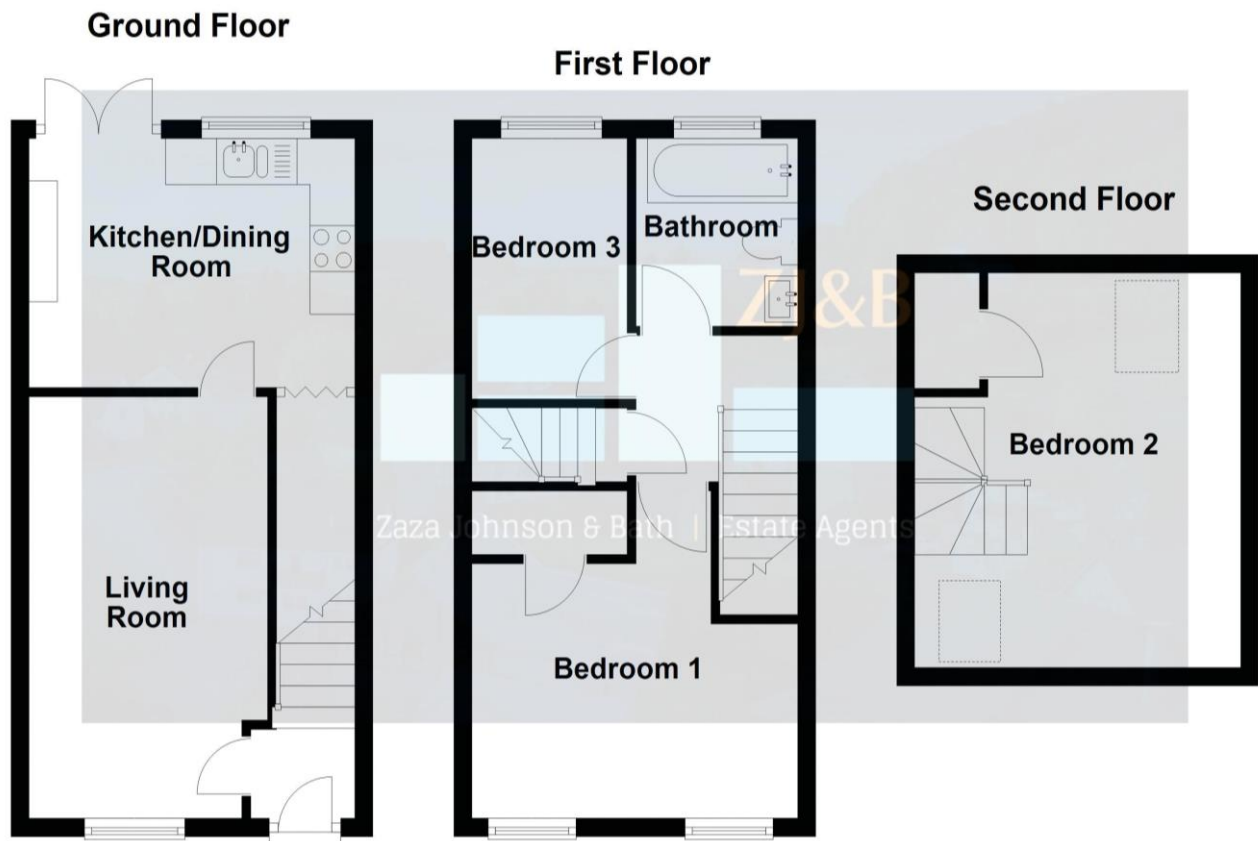
Rear Garden

Approached onto timber decking with steps leading down to the rear garden. Artificial lawn, useful storages below the decking and the garden is 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

21/02/2025, 09:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

11 Railway Terrace Barnsley S70 6AG	Energy rating C	Valid until 22 February 2034
		Certificate number 0330-2137-3320-2224-5905

Property type Mid-terrace house

Total floor area 68 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/tenants-should-read-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2137-3320-2224-5905>



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