



5 Marlborough Court, Sundorne, Shrewsbury, Shropshire, SY1 4SR

£219,000

A really well presented 2 bedroom semi detached house in an excellent cul-de-sac setting. Built by local developer - Fletcher Homes, the property offers many attractions and accommodation includes: Hall, Living Room, Conservatory, Kitchen, 2 Bedrooms, Modern Bathroom, GCH, DG, 2 Car Drive And Garage. Attractive Rear Garden. Great Location, Convenient For Road Network And Range Of Amenities. No Upward Chain. We Recommend Arranging An Early Viewing.



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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 Storm Porch, double glazed entrance door.

Entrance Hall

Solid oak flooring, radiator, staircase leads to First Floor Landing.

Living Room 14' 3" x 12' 7" (4.34m x 3.83m)

Solid oak flooring, wall mounted fuel effect gas fire, radiator, wall and ceiling lights, double glazed sliding patio doors.

Conservatory 10' 10" x 9' 8" (3.30m x 2.94m)

Victorian style with pitched polycarbonate roof. Of brick and uPVC double glazed construction, ceramic tile flooring, air conditioning unit, French doors lead onto good size, well presented rear garden.

Kitchen 9' 0" x 7' 8" (2.74m x 2.34m)

Fitted with base and eye level units, laminated work tops incorporating breakfast bar, inset 1 1/2 bowl sink unit, tiled surround to work areas, integrated induction hob and electric oven, cupboard housing Baxi gas fired central heating boiler, ample space for further appliances, double glazed window enjoys open front aspect.

First Floor Landing

Radiator, double glazed side window, built in airing cupboard with hot water cylinder and shelving.

Bedroom 1 11' 0" x 9' 6" (3.35m x 2.89m)

Radiator, built in wardrobe, range of additional wardrobes, ceiling fan, double glazed window overlooking rear garden.

Bedroom 2 11' 3" x 6' 6" (3.43m x 1.98m)

Radiator, double glazed window to the front.

Bathroom

Fitted with 3 piece suite providing 'P' shape bath with shower fitting and twin heads, wash basin, WC, fully tiled around the bath, tiled flooring, heated towel rail, double glazed front window.

Outside - Front

The property is situated in an attractive position with the front garden laid to lawn. Tarmacadam driveway provides parking for 2 cars and access to Garage. External light and cold water tap. Gated pathway to the side leads to the rear.

Brick Built Garage 16' 10" x 8' 5" (5.13m x 2.56m)

Pitched roof, up and over door, double glazed rear window, power and lighting.

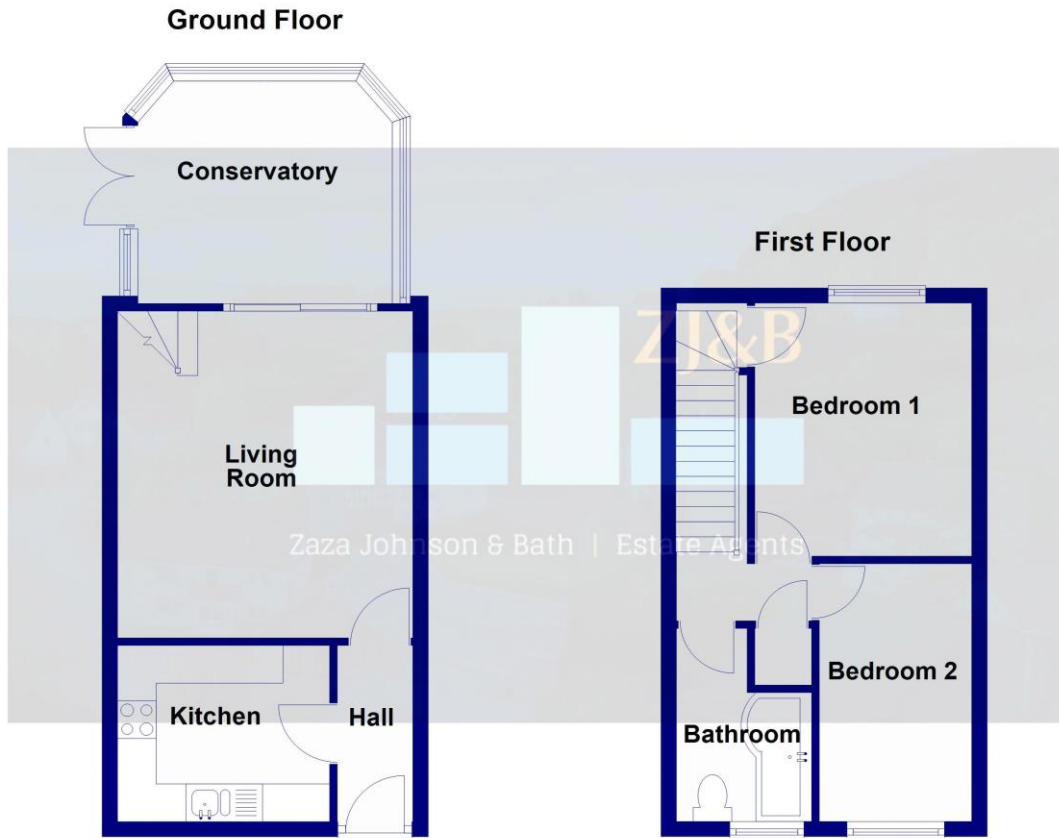
Rear Garden

Attractive rear garden approached onto a paved patio with the majority of the garden beyond laid to lawn, borders to either side containing shrubs and trees. Further border to the rear boundary. Timber shed to one corner and additional shed. External lighting. The garden is enclosed by close boarded 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**



5 Marlborough Court, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

5 Marlborough Court Shrewsbury SY1 4SR	Energy rating D	Valid until: 18 April 2035 Certificate number: 6900-7488-0922-4493-3453
Property type	Semi-detached house	
Total floor area	52 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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