



**14 Haughmond Avenue, Harlescott,  
Shrewsbury, Shropshire, SY1 4LT**

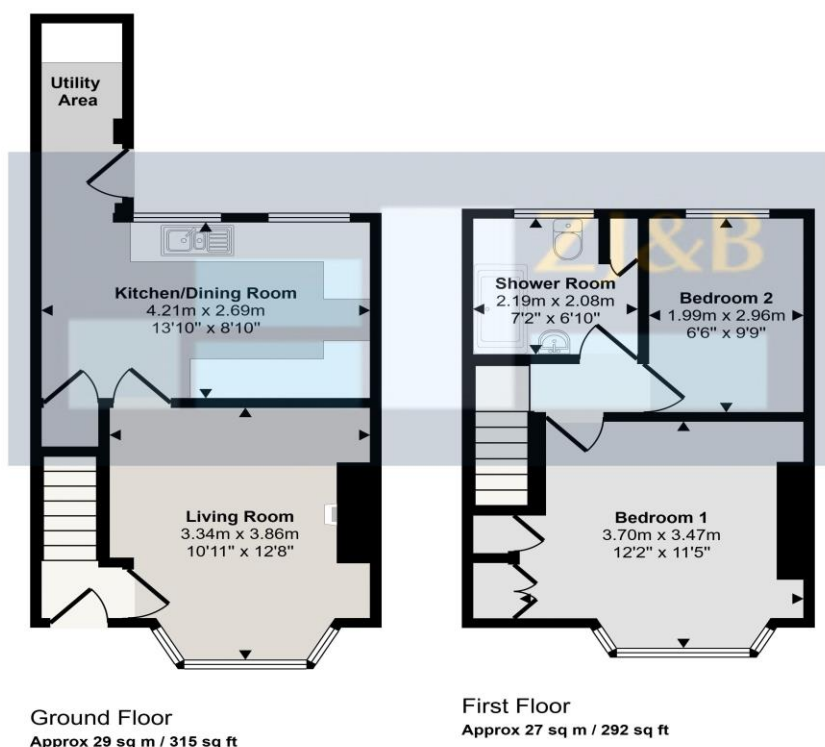
**Offers in the Region Of £189,950**

**A well-presented, 2-bedroom mid-terrace property,  
located close to excellent local amenities.**



A well-presented, 2-bedroom mid-terrace property, located close to excellent local amenities, including supermarkets and retail parks, as well as having good links to the A49, A5 and M54. The accommodation includes an Entrance Hall, Living Room, Kitchen/Dining Room on the Ground Floor, with 2 Bedrooms and Shower Room on the First Floor. There is a lovely, low-maintenance, landscaped rear garden and driveway parking to the front. This would be a perfect home for first-time buyers or investors, and we would recommend an early viewing to avoid disappointment. No Uward Chain.

Approx Gross Internal Area  
56 sq m / 607 sq ft



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



Find an energy certificate (/)

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## Energy performance certificate (EPC)

14 Haughton Avenue SHREWSBURY SY1 4LT	Energy rating <b>C</b>	Valid until: 12 January 2036
		Certificate number: 2700-2922-0922-4590-3963

Property type	Mid-terrace house
Total floor area	59 square metres

### Rules on letting this property

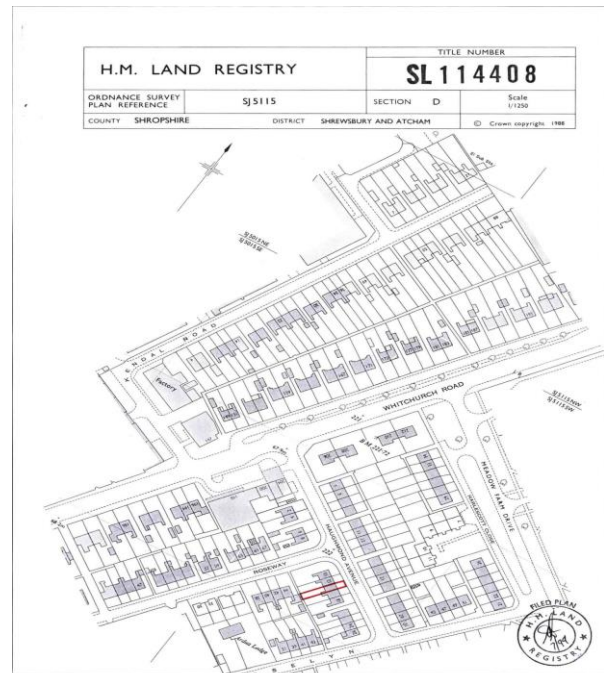
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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## Council Tax Band A

**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**