



## 24 Grafton Mews, Harlescott Grange, Shrewsbury, Shropshire, SY1 3PS

### Monthly Rental Of £995

**This spacious three-bedroom semi-detached family home offers well-proportioned accommodation throughout and enjoys generous gardens together with excellent access to a wide range of local amenities. ZJ&B TENANT INFORMATION: Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks' holding fee is applicable to successful applicants. Deposit: 5 weeks' rent and first month's rent payable in advance. Rent EXCLUDES utilities and council tax. Smoking is prohibited in the Property.**



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Council Tax Band B

Monthly Rental Of £995  
per calendar month

5

Deposit - £1,148.00  
weeks

re

**Energy performance certificate (EPC)**

24 Grafton Mews Shrewsbury SY1 3PS	Energy rating <b>E</b>	Valid until 11 May 2036
Property type Semi-detached house		Certificate number 7536-6325-5400-0589-2292
Total floor area 82 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

**Energy rating and score**

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

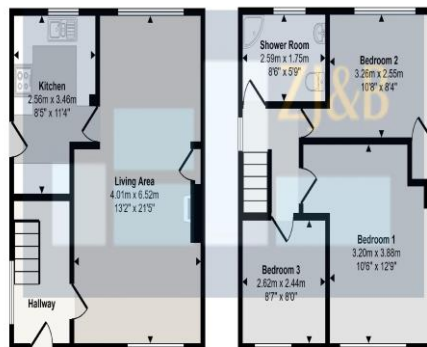
[See how to improve this property's energy efficiency.](#)

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

Approx Gross Internal Area  
78 sq m / 835 sq ft



Ground Floor  
Approx 38 sq m / 412 sq ft

First Floor  
Approx 38 sq m / 424 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 Mock Energy 365.

Floor plans for guidance only