



Zaza Johnson & Bath
Estate Agents

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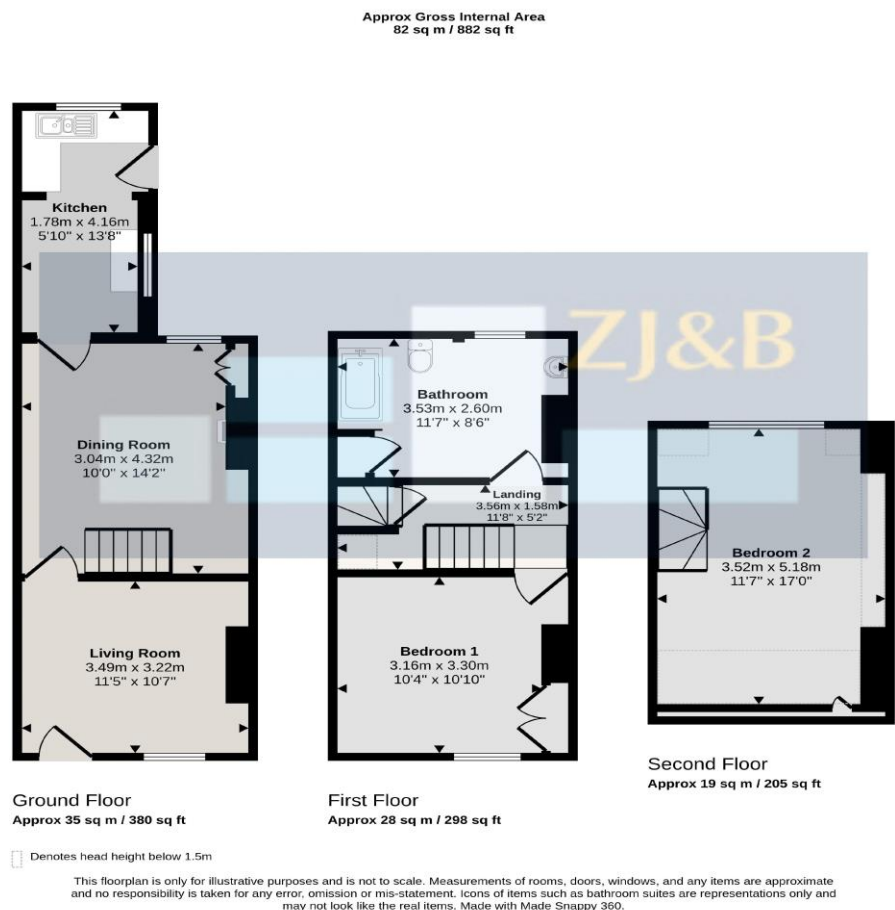
**35 Severn Street, Castlefields,
Shrewsbury, Shropshire, SY1 2JA**

Offers in the Region Of £200,000

**An attractive 2-bedroom mid-terrace property, ideally located within
walking distance of Shrewsbury town centre.**



A spacious and well-positioned two-bedroom period home, ideally located within walking distance of Shrewsbury town centre, the railway station and picturesque riverside walks along the River Severn. Offered for sale with no upward chain. This attractive mid-terrace property offers generously proportioned accommodation throughout and would make an excellent purchase for first-time buyers, investors or those looking to enjoy convenient access to the town centre. The accommodation comprises a welcoming living room, separate dining room and kitchen to the ground floor. Upstairs are two good-sized double bedrooms together with a particularly spacious bathroom. Outside, the property benefits from a low-maintenance rear garden, providing a pleasant and manageable outdoor space. The property is conveniently positioned for a good range of local amenities, including shops and schools, while Shrewsbury town centre offers an excellent selection of independent shops, restaurants, cafés and leisure facilities. Shrewsbury Railway Station is also within walking distance, along with attractive riverside walks. Offered for sale with no upward chain, early viewing is recommended.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)		
35 Severn Street SHREWSBURY SY1 2JA	Energy rating F	Valid until: 20 July 2033 Certificate number: 9718-1000-4273-4257-5204
Property type		Mid-terrace house
Total floor area		68 square metres
Rules on letting this property ! You may not be able to let this property This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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). Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.		



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

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.

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