ZJ&B
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Estate Agents

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56 New Street, Frankwell, Shrewsbury, Shropshire, SY3 8JQ

Offers in the Region Of £250,000

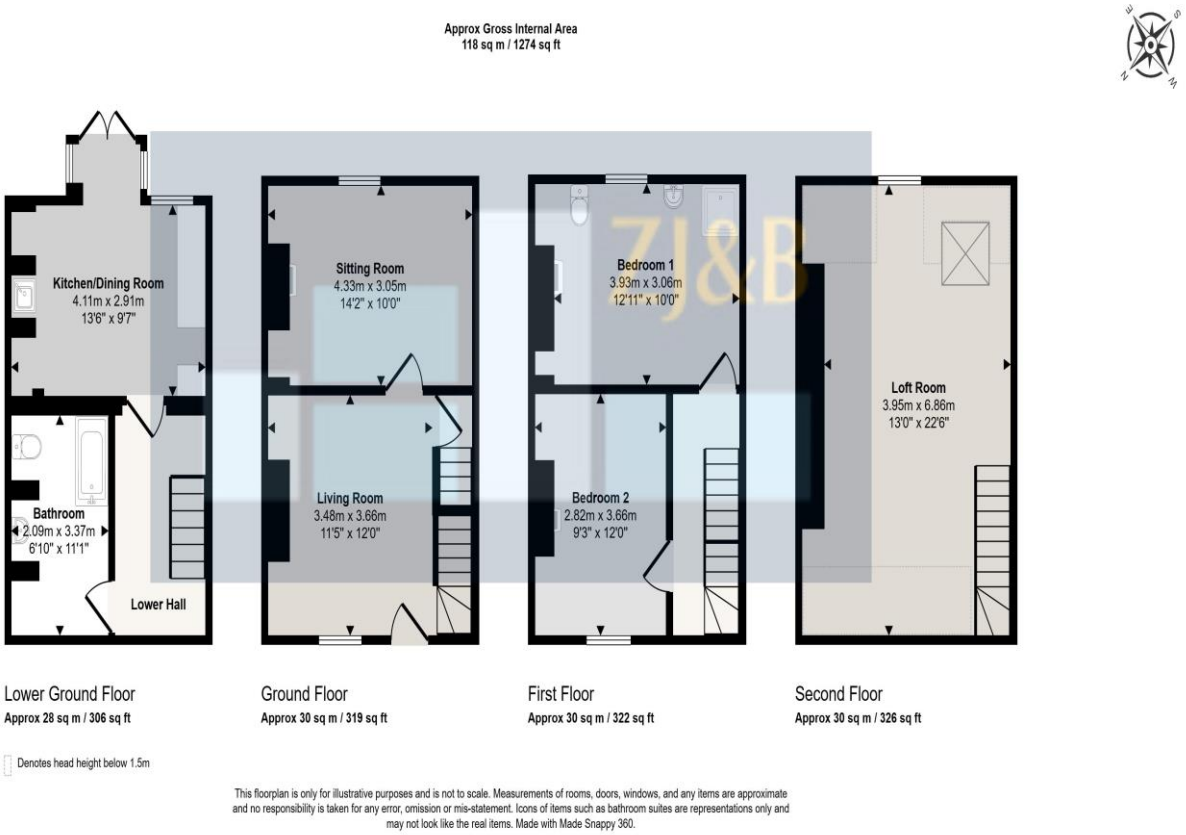
This 3-bedroom Grade II listed Georgian townhouse has huge potential to create a beautiful home.







Built circa 1840, this Georgian town house forms part of an appealing Grade II listed terrace. New Street is now a quieter one-way street, close to the Porthill Foot Bridge leading over the River Severn to the Quarry Park and gateway to the town centre. The accommodation is arranged over 4 floors, while in need of modernisation throughout, the property offers tremendous potential to provide a beautiful home. A small patio to the front, with dwarf wall, leads to the entrance door with half-moon fanlight over. The sitting room, to the front, has red quarry tile flooring, a door leads to the sitting room with sash window overlooking the courtyard garden to the rear. From the living room a staircase leads down to the garden level with quarry tile flooring throughout, an inner hall provides access to the kitchen/dining room with a Belfast style sink, range of kitchen units and French doors leading onto an enclosed brick paved courtyard surrounded by high level wall with wrought iron gates, providing access via neighbouring properties back onto New Street. Also on this level is the bathroom with a magnificent wash basin stand with marble surround, roll top bath and WC. Clients should be aware, that this level of the property has flooded in the past, and we recommend that enquiries are made with the Environment Agency to seek advice about possible future flooding prevention. From the living room a staircase leads to the first-floor landing. The main bedroom to the rear, there is a period cast iron fireplace, and at some point, a shower, wash basin and WC have been added to the room. The second bedroom is located to the front of the property and has a cast iron fireplace and painted floorboards. From the first floor landing a staircase leads to a large loft room with a dormer window, skylights and exposed floorboards. This room does have limited headroom.



FLOOR PLANS FOR GUIDANCE ONLY





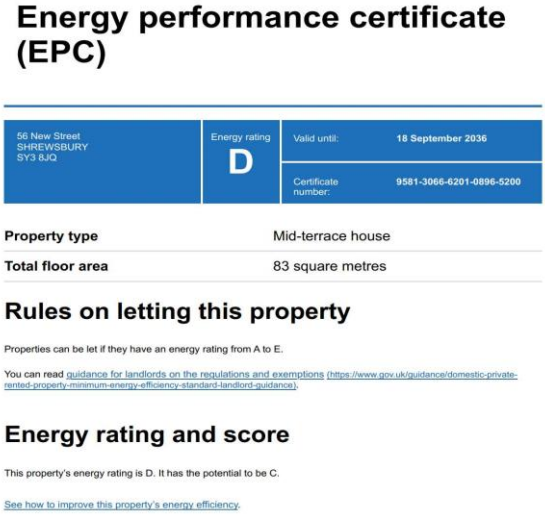












Energy performance certificate (EPC)

56 New Street SHREWSBURY SY3 8JQ	Energy rating **D**	Valid until:	18 September 2036
		Certificate number:	9581-3066-6201-0896-5200

Property type	Mid-terrace house
Total floor area	83 square metres

Rules on letting this property

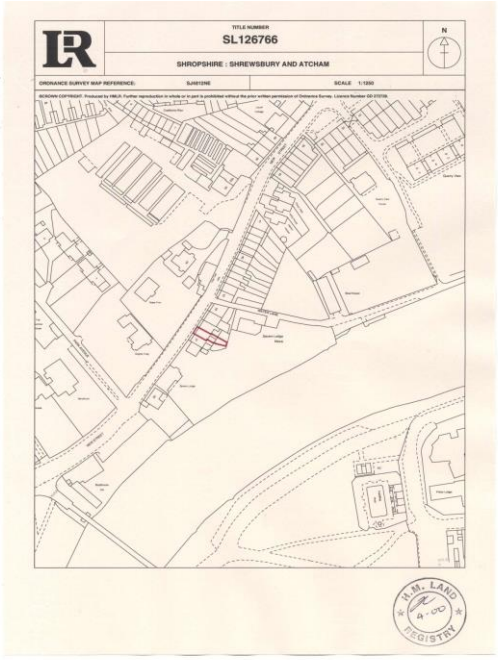
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

See how to improve this property's energy efficiency.



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Council Tax Band C

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