



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



80 Yew Tree Close, Spring Gardens, Shrewsbury, Shropshire, SY1 2US

£265,000

**A larger 3-bedroom semi-detached houses on this popular development,
which is well located for the town centre, station and riverside walks.**



One of the larger 3-bedroom semi-detached houses on this popular development, which is well located for the town centre, station and riverside walks. The integral garage makes for exceptionally spacious bedrooms. Approached through an enclosed porch with door to the right leading to the integral garage, the living room overlooks the front, there is a door to an inner hall with ground floor WC, and to the rear is a generous kitchen/dining room. The kitchen is fitted with a good range of white units with integrated electric oven and hob with extractor hood and a cupboard housing the gas central heating boiler, window and French doors lead to an enclosed, private rear garden. The staircase leads to the first floor, the main bedroom has an en-suite shower room, with modern fittings. The second and third bedrooms are also double bedrooms and overlook the garden to the rear. The accommodation is completed with a large family bathroom. The front garden is laid to lawn with shrub bed, and a pathway to the side, with gated access, leads to the rear garden which provides patio and lawn. The property has double glazing and gas central heating and is offered for sale with no upward chain.

FURTHER PHOTOS, FLOOR PLANS AND 360 TOUR TO FOLLOW

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

80 Yew Tree Close Spring Gardens SHREWSBURY SY1 2US	Energy rating C	Valid until: 7 February 2033
		Certificate number: 0084-3023-9202-8107-9204

Property type	Semi-detached house
Total floor area	79 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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0084-3023-9202-8107-9204>

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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