



Zaza Johnson & Bath
Estate Agents

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8 St Austins Street, Shrewsbury, Shropshire, SY1 1SA

£224,000

This charming 3 bedroom Grade II listed, early 19th Century town house is on the end of a distinctive terrace of three. The recently fully refurbished accommodation provides interesting shaped accommodation within the loop of the river and includes: Hall, Living Room and Kitchen on the ground floor with access to 2 room cellar. Bedroom and Bathroom on the 1st floor. 2 further Bedrooms on the top floor. Small Courtyard. GCH, DG. No upward chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Period entrance door.

Central Hall

Staircase leads to First Floor Landing.

Sitting Room

A lovely feature of this room is the curved wall to one side of the house, radiator, double glazed sash window to the front, period fireplace with side slips and surround.

Kitchen/Dining Room

Work surface with sink unit inset and base unit below, tiled splash back, filter hood, radiator, useful corner cupboard, built in Utility Cupboard with plumbing for washing machine and tiled flooring. Double glazed sash window to the front, door to Cellar.

Cellar

In 2 sections with barrel ceilings and following the same pattern and the ground floor accommodation.

First Floor Landing

Large built-in cupboard/wardrobe, staircase leads to Second Floor Landing.

Bedroom

Radiator, double glazed sash window to the front.

Study

A versatile room with large cupboard housing gas central heating boiler, radiator/heated towel rail, double glazed sash window to the front.

Shower Room

Fully tiled and fitted with large walk in shower cubicle, wash basin and WC and tiled flooring.

Second Floor Landing

Large built in wardrobe/storage cupboard.

Bedroom

Radiator, double glazed sash window to the front, built in wardrobe, with storage cupboard above.

Bedroom

Again, a distinctive curved wall, radiator, double glazed sash window to the front.

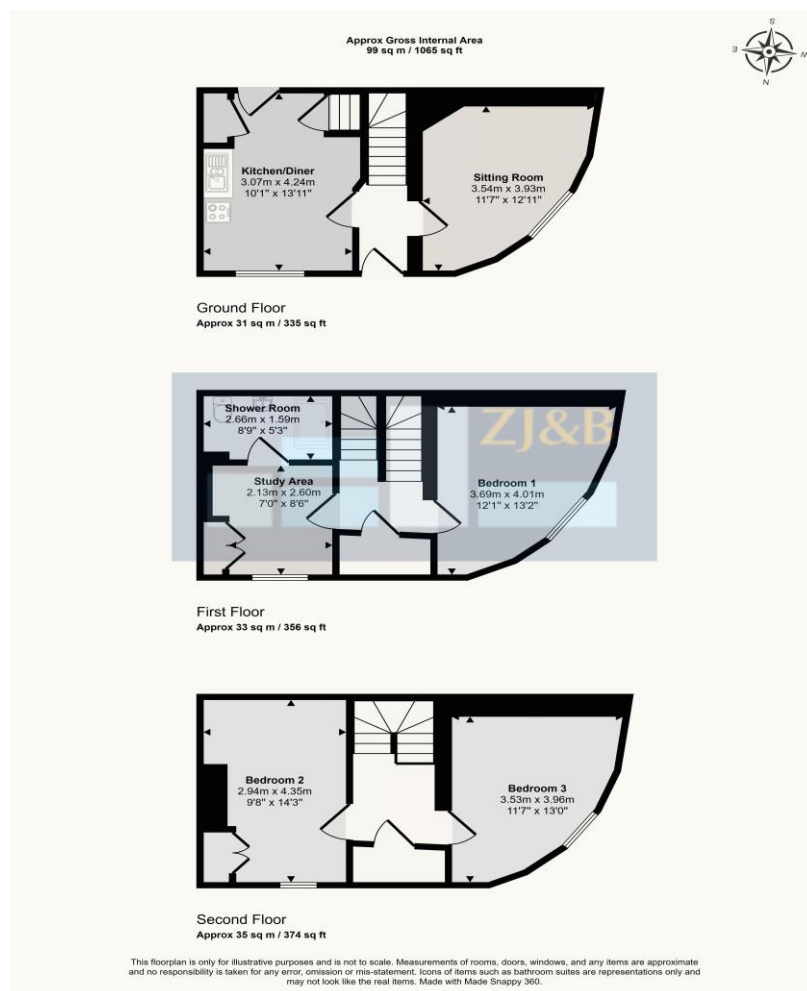
Outside

Small enclosed courtyard with lighting.

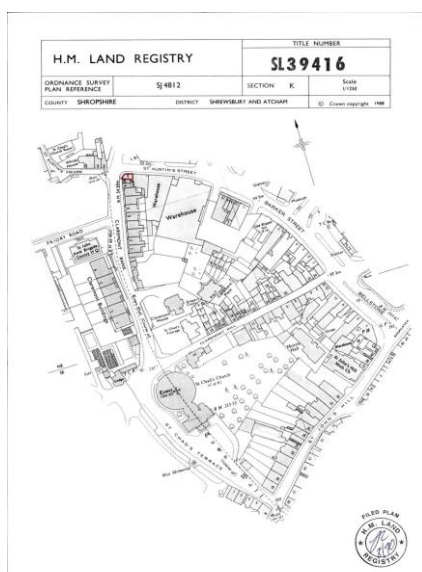
Council Tax Band B

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.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

8, St. Austins Street SHREWSBURY SY1 1SA	Energy rating D	Valid until 5 April 2028
	Certificate number 0158-2877-2149-9209-9185	

Property type end-terrace house

Total floor area 77 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-epc-requirements) <https://www.gov.uk/guidance/domestic-epc-requirements> or <https://www.gov.uk/guidance/domestic-epc-requirements> for more information.

Energy rating and score

This property's energy rating is D. 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/0158-2877-2149-9209-9185>

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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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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