



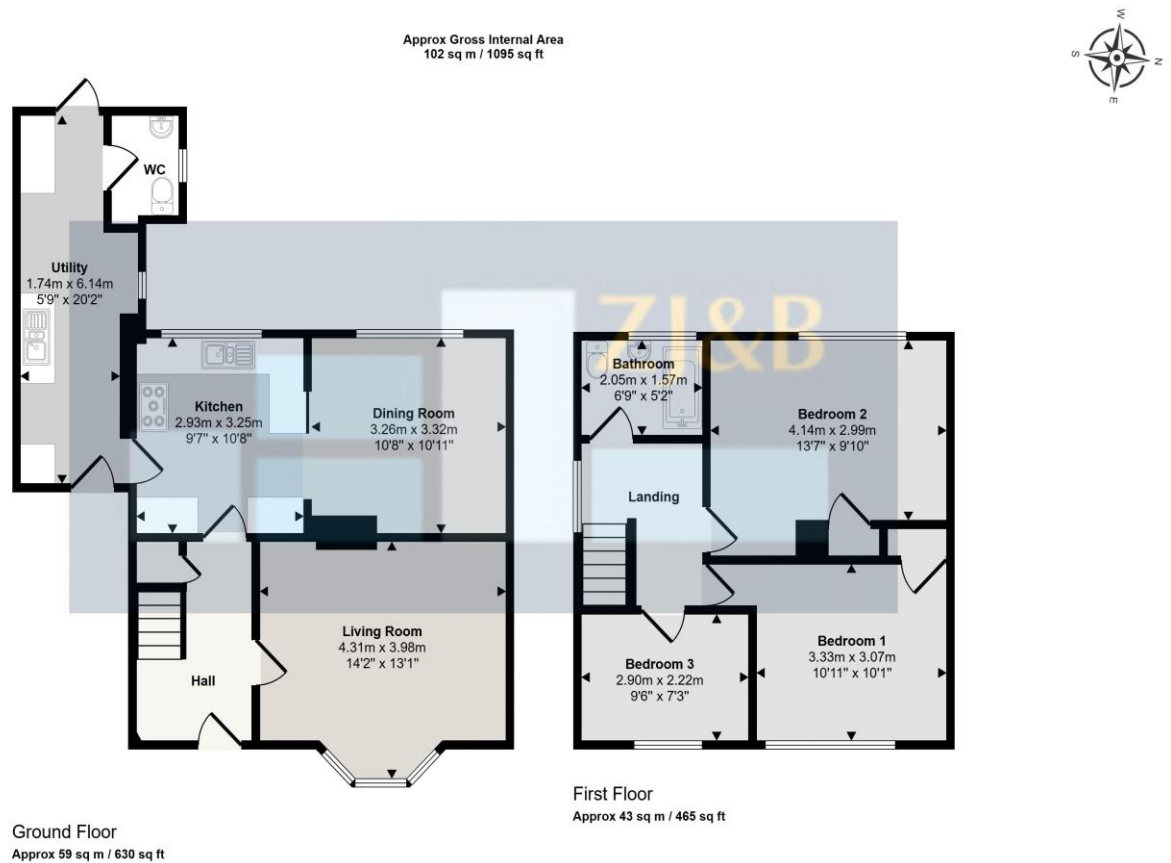
82 Mereside, Springfield, Shrewsbury, Shropshire, SY2 6LQ

£255,995

**A spacious three-bedroom semi-detached house enjoys
a fine position overlooking the park.**



This spacious three-bedroom semi-detached house enjoys a fine position overlooking the park. For who are not familiar with these properties, you will be surprised by what is on offer. A generous entrance hall leads to the living room where a walk-in bay window overlooks the park, to the rear of the hall is a well equipped kitchen with an opening to the dining room, which is currently used as a sitting room. From the kitchen and door leads to an extremely spacious and useful utility room with doors to the front and rear and a downstairs WC completes the ground floor accommodation. Upstairs, a light airing landing provides access to two double bedrooms with wardrobes and a good sized single bedroom. The bathroom is fully tiled and fitted with a contemporary 3-piece suite. As with a property of this age, it enjoys a large enclosed garden with patios and timber decking. The majority of the garden is laid to lawn and there are a variety of timber sheds and beds and borders around. There is parking for 2 cars to the front of the property and a small lawned garden.



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 Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

82, Mereside SHREWSBURY SY2 6LQ	Energy rating D	Valid until: 3 May 2028
		Certificate number: 8218-7825-5510-3747-4902

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

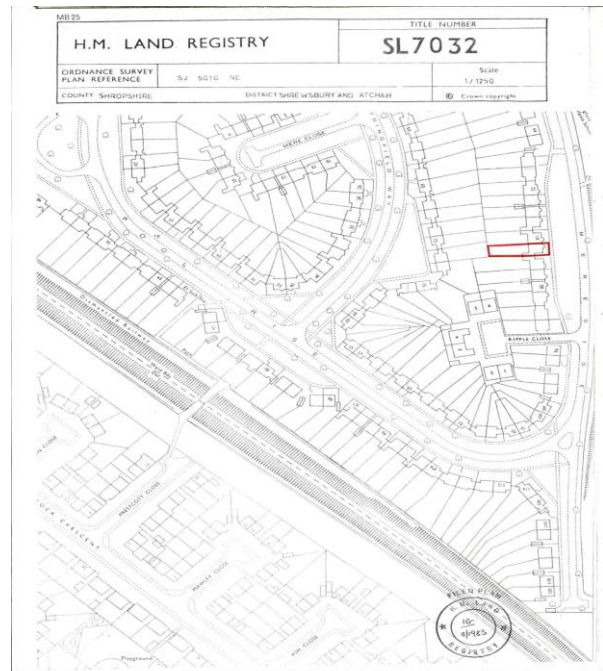
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be C.

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



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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**

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Whole of Market clear and relevant tailored to your individual needs and circumstances.

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