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Estate Agents

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19 The Keep, Gains Park, Shrewsbury, Shropshire, SY3 5DW

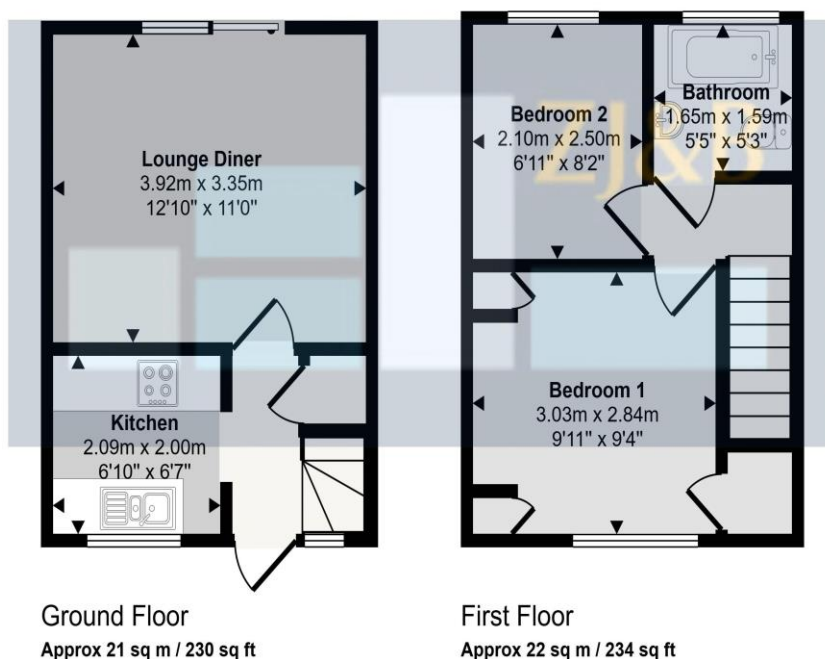
£160,000

**A well-presented two-bedroom terraced home in this popular area, close to
The Royal Shrewsbury Hospital.**



A well-presented two-bedroom terraced home situated in the popular residential area of Gains Park, Shrewsbury. The property offers comfortable and well-planned accommodation, making it an ideal choice for first-time buyers, couples or investors. The accommodation comprises an entrance hall, fitted kitchen and a spacious living room with patio doors opening directly onto the fully enclosed rear garden. To the first floor are two bedrooms and a family bathroom. Outside, the property benefits from a fully enclosed rear garden, providing a pleasant space for outdoor seating and entertaining. Gains Park is a popular and convenient residential area of Shrewsbury, well served by a range of local amenities including shops, schools and regular bus services. Further facilities are available nearby at Bickton Heath and the Meole Brace Retail Park, while the historic Shrewsbury town centre is also within easy reach. The property is particularly well placed for access to the Royal Shrewsbury Hospital, as well as the A5 providing excellent road links around Shrewsbury and beyond. Early viewing is highly recommended.

Approx Gross Internal Area
43 sq m / 464 sq ft



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)																																		
19 The Keep Ridon Heath SHREWSBURY SY3 5DW	Energy rating C	Valid until: 7 September 2036																																
		Certificate number: 0436-3066-1201-3886-2204																																
Property type		Mid-terrace house																																
Total floor area		43 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 C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>74 C</td> <td>79 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	74 C	79 C	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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Council Tax Band A

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