



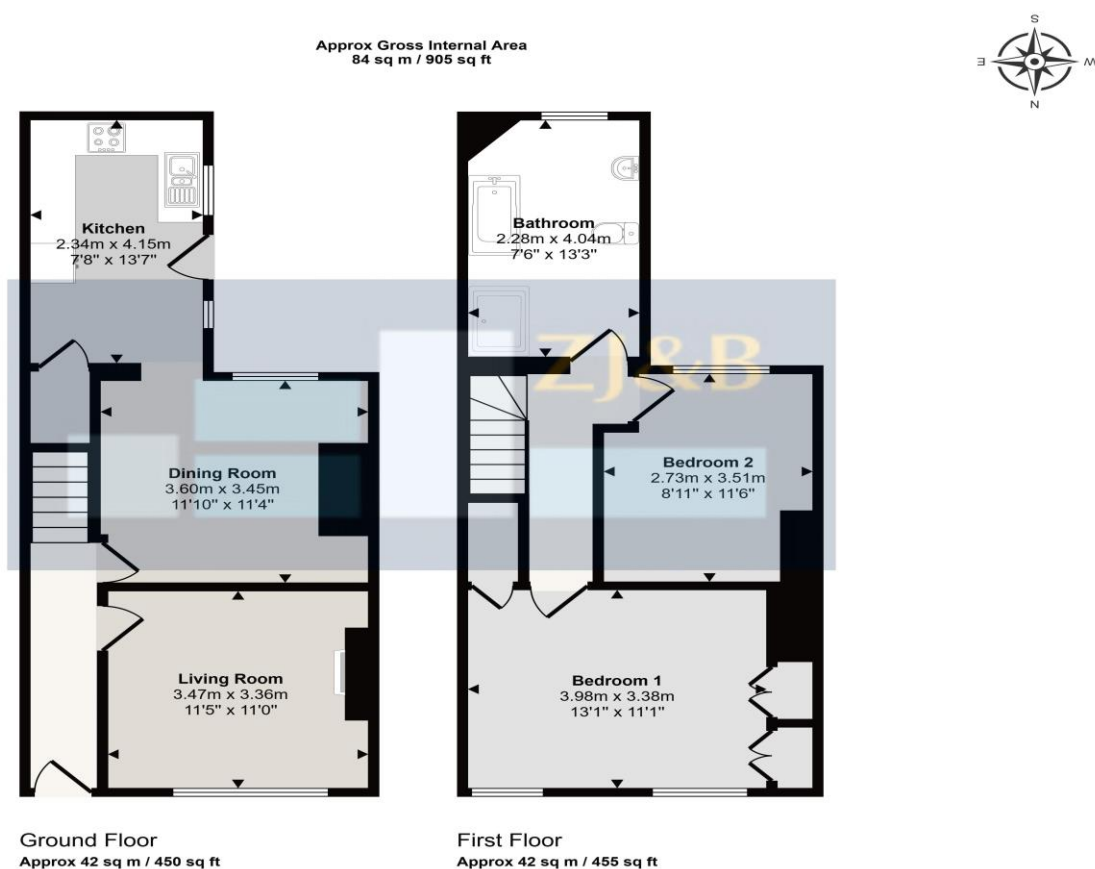
6 Pretoria Terrace, John Street, Castlefields, Shrewsbury, Shropshire, SY1 2SA

Offers in the Region Of £260,000

**A beautifully presented two-bedroom period property, ideally situated
and within easy walking distance of the town centre.**



A beautifully presented two-bedroom period property, ideally situated in this highly sought-after location within easy walking distance of the town centre, railway station and bus station. The property offers well-proportioned accommodation throughout, comprising a welcoming living room featuring a log burner, a separate dining room, and a generous kitchen. To the first floor are two bedrooms and a spacious four-piece bathroom suite. Outside, the property benefits from an attractive courtyard garden, providing a private and low-maintenance outdoor space. Further benefits include gas central heating and double glazing. An excellent opportunity for first-time buyers, investors or those looking to enjoy the convenience of town centre living in a characterful home.



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



Find an energy certificate (/)

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Energy performance certificate (EPC)

6, Pretoria Terrace John Street SHREWSBURY SY1 2QA	Energy rating D	Valid until: 10 March 2030
		Certificate number: 8708-1677-3322-2406-7703

Property type Detached house

Total floor area 92 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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8708-1677-3322-2406-7703>

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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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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