



**MONKS**

**42, Coton Hill  
Shrewsbury**

£800 PCM



[www.monks.co.uk](http://www.monks.co.uk)

## **\*\*TWO BEDROOM SEMI DETACHED HOME WITHIN WALKING DISTANCE OF SHREWSBURY TOWN CENTRE\*\***

**A mature two bedroom house set on the edge of the Town Centre close to all amenities including the Railway Station, with parking.**

### **The location**

### **The features**

- Gas Central Heating and Double Glazing
- Lounge
- Kitchen with oven and hob
- Two Bedrooms
- Bathroom with shower
- Enclosed courtyard garden
- Parking
- EPC Rating D





## Judy Bourne

**Director at Monks**

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## Get in touch

**Call.** 01743 361422

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**Click.** [www.monks.co.uk](http://www.monks.co.uk)

### Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1  
1HL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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