



1 Tarvin Road, Severn Meadows, Castlefields, Shrewsbury, SY1 2TU

£255,000

A beautifully presented 2 bedroom semi detached bungalow that has been upgraded and remodelled to provide comfortable accommodation including: Entrance Hall, Living Room, Kitchen/Breakfast Room With Solid Granite Worktops And Quality Units, Conservatory, 2 Double Bedrooms, Well Presented Shower Room, 2 Car Driveway, Attractive Enclosed Garden, Designed For Easy Maintenance. Envidable Position With Open Outlook Across Allotments To The Front.



1 Tarvin Road, Severn Meadows, Castlefields, Shrewsbury, Shropshire, SY1 2TU Ref: 4755

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

Storm porch, double glazed entrance door.

Entrance Hall

Veneer oak flooring, radiator, access to part boarded roof space with light.

Living Room 17' 2" x 11' 0" (5.23m x 3.35m)

Ornamental fireplace with wooden surround and hearth, oak veneer flooring, 2 radiators, large double glazed window with pleasant open aspect to the front towards the allotments.

Kitchen/Breakfast Room 12' 0" x 10' 3" (3.65m x 3.12m)

Fitted with an excellent range of quality solid wood fronted units, granite work tops incorporating 1 1/2 bowl sink with drainer, integrated Rangemaster 5 ring gas hob with splashback and filter hood, New World electric oven, convention microwave, fridge, freezer, dishwasher and washing machine. Tiled flooring, radiator, sunken light points, cupboard housing Worcester gas fired central heating boiler. Double glazed doors to Conservatory.

Victorian Style Conservatory 10' 9" x 7' 7" (3.27m x 2.31m)

Of brick and uPVC double glazed construction with pitched roof. Radiator, tiled flooring, double glazed French doors lead to neat, enclosed rear garden.

Bedroom 1 9' 3" x 9' 0" (2.82m x 2.74m)

Oak veneer flooring, radiator, double glazed window overlooking attractive rear garden.

Bedroom 2 9' 0" x 8' 10" (2.74m x 2.69m)

Oak veneer flooring, radiator, double glazed window to the front.

Shower Room 7' 8" x 5' 5" (2.34m x 1.65m)

Fully tiled walls and flooring, re-fitted with large shower cubicle, WC, wash basin with cupboard beneath, extractor, radiator, extractor, double glazed window to the side.

Outside - Front

Gravel frontage with ornamental tree and wicket style fencing to the fore. Driveway to the side provides parking for approximately 3 cars, fence with gate leads to rear garden.

Rear Garden

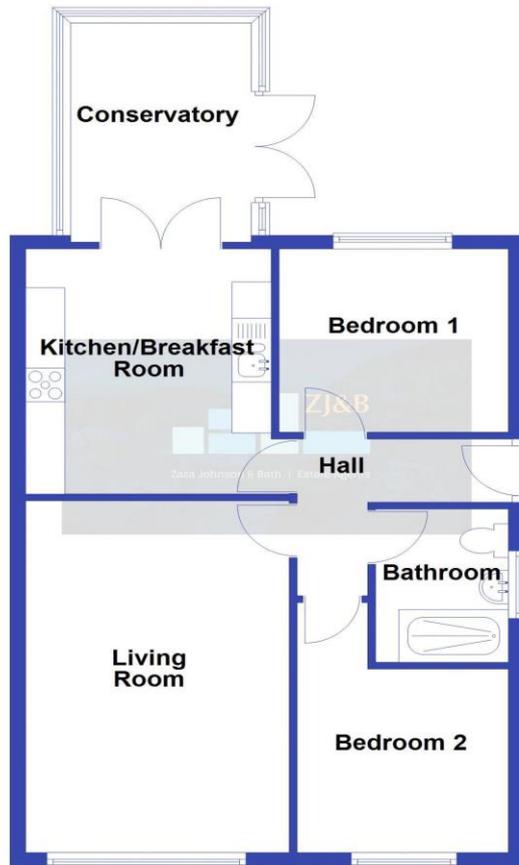
Neatly presented and designed for easy maintenance, offering extensive paved patio with ornamental trees and shrubs set around, large timber shed and the garden is enclosed by timber fencing.

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**

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

1 Tarvin Road SHREWSBURY SY1 2TU	Energy rating C	Valid until: 18 March 2034 Certificate number: 0349-2908-7370-2194-3631
Property type	Semi-detached bungalow	
Total floor area	59 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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