

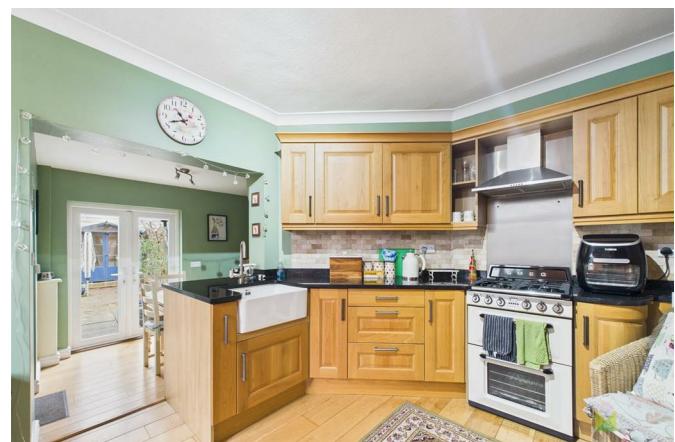
1 Avenue Terrace Longden Coleham Shrewsbury SY3 7EA



2 Bedroom House - Terraced
Offers In The Region Of £285,000

The features

- IMPRESSIVE 2 DOUBLE BEDROOM PERIOD TOWN HOUSE
- LOUNGE WITH FEATURE LOG BURNER, DINING ROOM
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- ORIGINAL PERIOD FEATURES
- EPC RATING D
- ENVIALE LOCATION IN THE VIBRANT COLEHAM COMMUNITY
- GENEROUS KITCHEN WITH SITTING AREA
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL



*** STUNNING PERIOD TOWN HOUSE ***

An excellent opportunity to purchase this beautifully presented, 3 bedroom period Town House which has undergone modernisation and improvement whilst retaining many of its original features - perfect for those buyers looking to both up and down size.

Occupying an enviable elevated position in the heart of the vibrant Coleham community, being a short stroll from amenities including a range of thriving independent stores, restaurants/public houses, cafe, primary school, church and just over the Greyfriars Bridge access to the Town Centre and riverside walks to the famous Shrewsbury Quarry.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with feature log burner, Dining Room with French doors to the Garden, Kitchen with Sitting area, Utility Store, 2 double Bedrooms and well appointed Shower Room.

The property has the benefit of gas central heating, period features including stripped oak doors, decorative fireplaces and enclosed garden which is laid for ease of maintenance.

Viewing essential.

Property details

LOCATION

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RECEPTION HALL

Steps lead up to enclosed Entrance recess with door opening to Reception Hall.

LOUNGE

A lovely light room, being elevated above the road and having walk in bay window to the front, moulded ceiling cornice and picture rail. Chimney breast with storage to either side and feature cast iron log burner, media point, radiator.

DINING ROOM

having double opening French doors leading onto the rear garden, wooden effect floor covering, radiator. Door to Utility Store. Opening through to

KITCHEN WITH SITTING AREA

A lovely room featuring window to the side with wooden shutter blinds, radiator. The Kitchen is fitted with range of modern shaker style units incorporating deep glazed sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having space for fridge freezer and slot in cooker with extractor hood over. Deep tiled surrounds and matching eye level wall units, wooden effect floor covering.

UTILITY STORE

with base cupboard having work surface over which extends to the side and space beneath for washing machine, door to the garden.

FIRST FLOOR LANDING

From the Entrance Hall staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room having window overlooking the front, period fireplace, exposed boarded floor, radiator.

BEDROOM 2

Another generous double room with window to the side, period fireplace, built in double wardrobe, airing cupboard, radiator.

SHOWER ROOM

A well appointed room attractively re-fitted with suite comprising large walk in shower cubicle with direct mixer shower unit with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

OUTSIDE

The property is elevated from the road with a garden area which is enclosed with brick walling. Side pedestrian access leads to the Rear Garden which has been laid for ease of maintenance to paving with flower and shrub beds and enclosed with brick walling and ideal for those who love to outdoor entertain. Wooden summer house.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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