

# 20 The Clayfields Allscott Telford TF6 5FE



2 Bedroom House - End Terrace  
£995 PCM

## The features

- TWO BEDROOM FURNISHED HOME
- LIVING ROOM
- CLOAKROOM
- BATHROOM
- DRIVEWAY PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- EPC RATING B



**\*\* A BEAUTIFULLY PRESENTED TWO BEDROOM FURNISHED HOME \*\***

**Situated within a popular modern development, this very well-designed 2 bedroom semi-detached house has been finished to a high standard throughout, benefitting from a private rear garden and driveway parking.**

**!!Viewing Essential!!**

**Property details**

**LIVING ROOM**

**KITCHEN**

**WC**

**STAIRS AND LANDING**

**BEDROOM 1**

**BEDROOM 2**

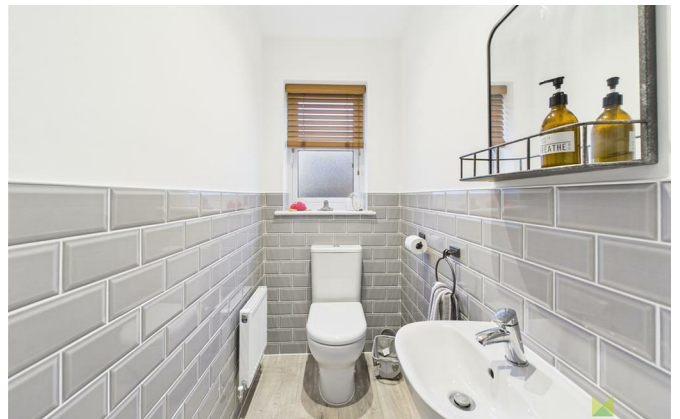
**BATHROOM**

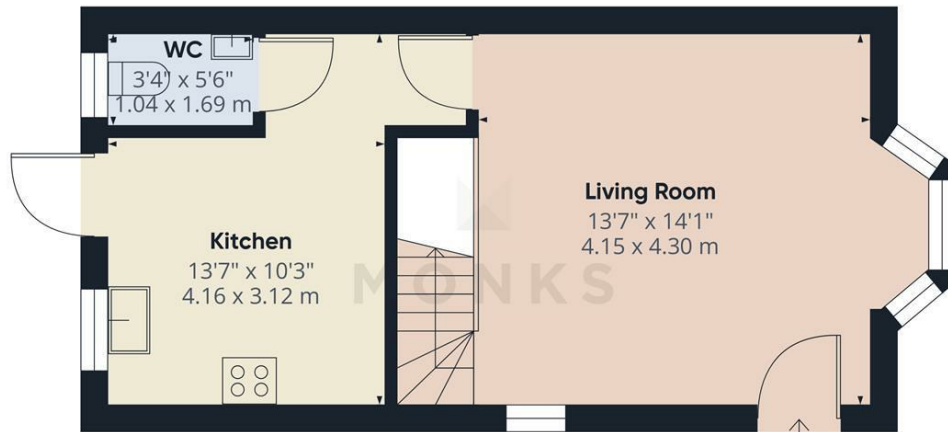
**GARDEN AND OUTDOORS**



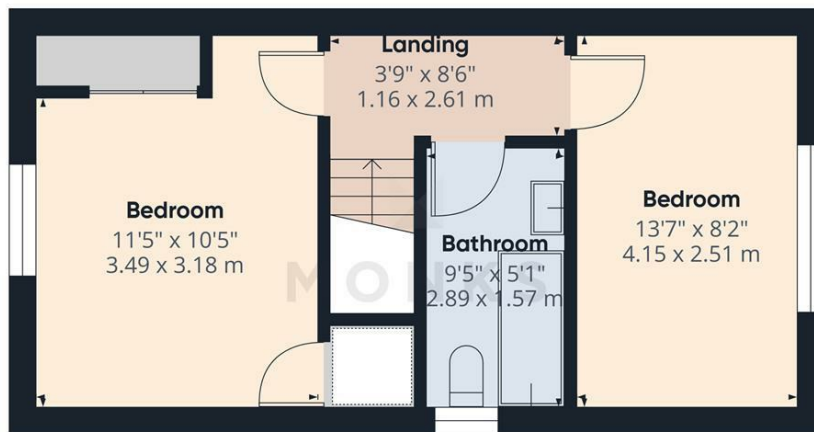
## 20 The Clayfields, Allscott, Telford, TF6 5FE.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
723 ft<sup>2</sup>  
67.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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