

# 8 Lime Street Shrewsbury SY3 7EB



**2 Bedroom House**  
**Offers In The Region Of £260,000**

## The features

- LOVELY PERIOD TOWN HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 GENEROUS BEDROOMS AND WELL APPOINTED BATHROOM
- PERSONAL PARKING SPACE TO THE REAR
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- MUCH SOUGHT AFTER LOCATION OF COLEHAM
- LOUNGE, KITCHEN/DINING ROOM AND UTILITY ROOM
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D



**\*\*\* CHARMING 2 BEDROOM PERIOD TOWN HOUSE \*\*\***

An opportunity to purchase this period Town House which offers deceptively spacious accommodation with the benefit of its own parking and offered for sale with no upward chain. Perfect for first time buyer.

Occupying an enviable position in the vibrant Coleham area of the Town which boasts a great atmosphere with range of independent stores, cafe', restaurant/public house, supermarket and primary school. The Town Centre and famous Shrewsbury Quarry are a short stroll away.

The accommodation briefly comprises Entrance, Lounge, Kitchen/Dining Room, Utility Room, 2 generous double Bedrooms and well appointed Bathroom.

The property has the benefit of gas central heating, double glazing, parking and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in the vibrant Coleham area of the Town which boasts a great atmosphere with range of independent stores, cafe', restaurant/public house, supermarket and primary school. The Town Centre and famous Shrewsbury Quarry are a short stroll away.

### ENTRANCE

Wooden and glazed door opening to Entrance with wooden effect flooring.

### LOUNGE

Having window overlooking the front, ornamental wall mounted fire, media point, radiator. Wooden effect flooring.

### KITCHEN/DINING ROOM

Dining Area having double opening French doors leading onto the garden, radiator.

The Kitchen is fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for dishwasher. Inset 4 ring hob with extractor hood over and oven and grill beneath and integrated fridge/freezer. Tiled surrounds and eye level wall units. Wooden effect flooring throughout.

### UTILITY ROOM

with space for appliances with work surfaces over, tall shelved larder unit door to the garden.

### FIRST FLOOR LANDING

From the Entrance stairs lead to the First Floor Landing off which lead

### BEDROOM 1

A generous double room with window to the front, period fireplace, radiator.

### BEDROOM 2

Another generous sized room with window to the rear, period style fireplace, radiator.

### BATHROOM

A lovely well appointed room with suite comprising free standing bath, shower cubicle with direct mixer unit with drench head, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The Rear Garden is laid to paved sun terrace and lawn being enclosed with wooden fencing and having gate giving access to the PERSONAL PARKING AREA.

### 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

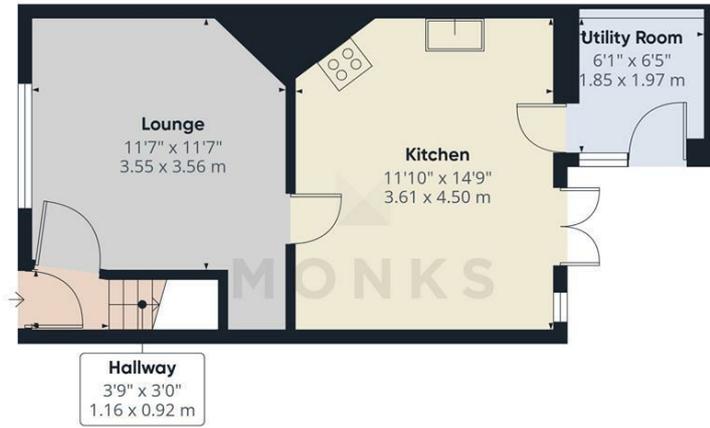
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 8 Lime Street, Shrewsbury, SY3 7EB.

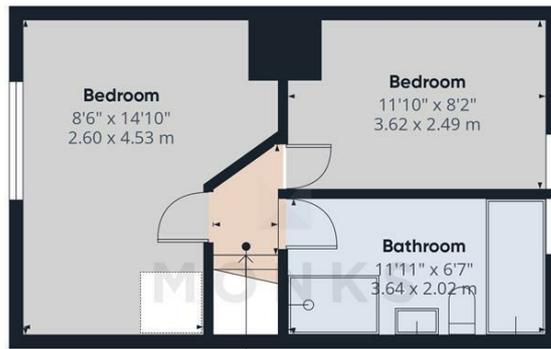
2 Bedroom House

Offers In The Region Of £260,000





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
693 ft<sup>2</sup>  
64.2 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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## 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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- 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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