



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**186 Abbey Foregate, Shrewsbury, SY2 6AH**

**£195,000 Region**

To view this property please call us on **01743 236 800** Ref: T6832/SF/KQ

# A well presented, mature, terraced, townhouse.



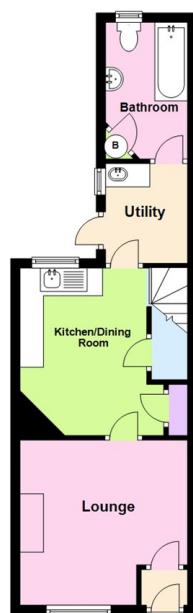
This well appointed, mature, terraced town house offers well proportioned accommodation over three floors with a new kitchen/utility and bathroom, with the benefits of gas fired central heating and double glazing.

The property is situated in a pleasant and convenient fringe of town location, close to excellent local amenities and within walking distance of the town centre.



## FLOOR PLANS

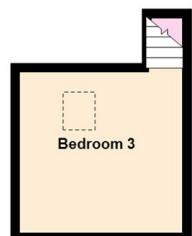
**Ground Floor**  
Approx. 38.4 sq. metres (391.5 sq. feet)



**First Floor**  
Approx. 26.4 sq. metres (283.9 sq. feet)



**Second Floor**  
Approx. 12.8 sq. metres (137.4 sq. feet)



Total area: approx. 75.5 sq. metres (812.8 sq. feet)

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE PORCH

### LOUNGE

11'8" x 11'9" (3.56m x 3.58m)

### KITCHEN / DINING ROOM

11'9" x 10'1" (3.58m x 3.07m)

Newly fitted with a range of matching units

Integrated appliances

Pantry cupboard

Understairs store cupboard

### UTILITY

7'0" x 5'9" (2.13m x 1.75m)

Work surface with sink unit

### BATHROOM

9'7" x 6'0" (2.92m x 1.83m)

Newly fitted with suite comprising;

Panelled bath with shower over

Wash hand basin, wc

Corner store cupboard housing boiler

STAIRCASE rising to FIRST FLOOR LANDING

### BEDROOM 1

12'1" x 11'9" (3.68m x 3.58m)

### BEDROOM 2

11'6" x 9'1" (3.50m x 2.77m)



STAIRCASE continues to:

### BEDROOM 3

11'3" x 11'5" (3.43m x 3.47m)

## OUTSIDE THE PROPERTY

The property is approached over dwarf brick wall with cast iron railings to a small front courtyard.

There is an easily maintained rear garden laid to gravel with floral and shrubbery borders and gated access to the rear.

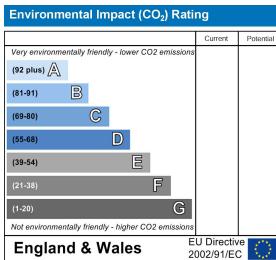
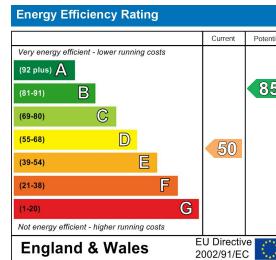


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the English Bridge along Abbey Foregate, where the property will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON: 

 rightmove.co.uk

Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)