



4 Union Street, Bishops Castle, Shropshire, SY9 5AJ

Offers in the region of £149,950



Holters
Local Agent, National Exposure

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Create your perfect union with this delightful property located in the heart of Bishops Castle. Whether you're looking for your first home, a buy-to-let investment, or a holiday cottage, 4 Union Street is the ideal property for you. Sold with no upward chain, this property is available for viewings now, so give us a call today.

Property Features

- A Well Presented Terraced Cottage
- Two Bedrooms
- Open Plan Kitchen/Living Space
- Enclosed Rear Garden
- Town Centre Location
- Solar Thermal Hot Water System and Fully Double Glazed
- No Upward Chain
- EPC E

The Property

Located in a most convenient position in the heart of the quaint town of Bishops Castle you will find 4 Union Street. A well presented and well maintained terraced cottage, number 4 would be perfect as a first home, a holiday cottage or a buy-to-let investment. Approached from the pavement a small front yard leads to the entrance hall where you will find coat hooks and the meter cupboard. Off the hallway is the smartly appointed kitchen, which has a range of matching wall and base units. Also downstairs is the lounge which is open plan to the kitchen creating a really nice sociable space.

From the kitchen stairs lead up to the first floor. Unusually, the rear door is located on the first floor and opens out to the enclosed rear garden, which is very private, mainly laid to lawn and has a timber garden shed. Also on the first floor are the two bedrooms, both of which have windows to the front while the second bedroom also houses the airing cupboard. Completing the accommodation is the bathroom which is fitted with a white suite comprising a panelled bath, wash basin and wc and also has a heated electric towel rail and shaver light and socket.

The Town

Surrounded by the beautiful and unspoiled Shropshire Hills and countryside you will find the small market town of Bishops castle, which was listed in the Sunday Times 'Best Places to Live'. Packed full of amenities, this quirky, individual and popular town has many things to offer to couples, families and people looking to retire. Bishops castle is an all-rounder with something to suit everyone. The town has a natural draw for

musicians, artists, crafters and photographers, so there are often a variety of events and entertainment that take place to reflect this. From blues and roots festivals, to classical concerts at the nearby Walcot Hall. A summer carnival will keep the youngsters entertained, and there is also an ale trail for the beer connoisseur and lots of other seasonal events. In day to day living terms the town offers all the convenience you would need of, two supermarkets, a high street bank, a post office, a butcher, a bookshop, cafes, restaurants, coffee shops, and pubs. If you have friends visiting there will be plenty to show them, in the form of the local museum, frequent evening entertainment, the country's oldest licenced brewery that also offers tours, bed and breakfasts and a hotel to ease any accommodation concerns. If sports are more your thing, there is a leisure centre, a football team, a rugby team, a lawn tennis club, a bowling club and a cricket team. Bishops castle also has a primary school and a secondary school with a 6th form



college, a medical centre, dentists, hairdressers and beauticians. Bishops castle is 20 miles from Ludlow, 21 miles away from Shrewsbury, 13 miles away from Church Stretton and 6 miles away from Clun.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band A.

Services and Heating

We are informed the property is connected to mains water, electricity and drainage and has the benefit of electric heating with programmable radiators and night storage units, as well as a solar thermal hot water system and immersion.

Broadband

Enquiries via British Telecom indicates the property has an estimated broadband speed of 67MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns

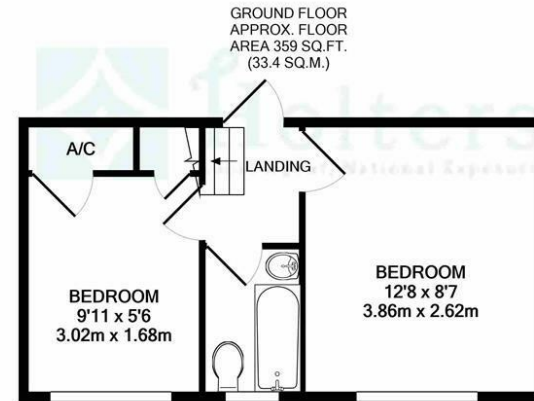
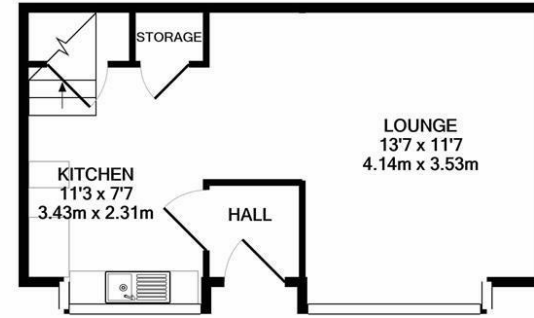
- Ludlow - 19.5 miles
- Knighton - 13 miles
- Newtown - 16.5 miles
- Church Stretton - 13 miles
- Welshpool - 17 miles
- Shrewsbury - 21.5 miles

Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to offer being accepted by the owners.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
 Holters for themselves and for the vendors or lessors of this property who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given with responsibility and any intending purchaser or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither Holters for themselves nor any person in their employment has any authority to make or any representation or warranty whatsoever in relation to this property.



GROUND FLOOR APPROX. FLOOR AREA 359 SQ.FT. (33.4 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 338 SQ.FT. (31.4 SQ.M.)
 TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

