

59 Abbey Foregate, Shrewsbury, Shropshire, SY2 6BQ

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**Offers In The Region Of £300,000**

Viewing: strictly by appointment through the agent

An attractive and spacious Grade II listed four storey period town house, which is being offered for sale with NO UPWARD CHIAN. The property requires moderisation throughout, allowing any potential purchasers to re-model the property in there own particular style. The property benefits from two good size reception rooms, three double bedrooms, large rear enclosed gardens and a detached sectional garage. The property is located within this desirable residential location within close proximity to the Shrewsbury town centre, a variety of excellent amenities and highly regarded local schooling. Viewing is recommended by the agent.

**Accommodation**

Reception hallway, bay fronted lounge, separate dining room, bathroom, basement having kitchen and former coal chute, first floor landing having a large bedroom and shower room, second floor landing having two further bedrooms, front and large enclosed rear gardens with outside brick built WC, single sectional detached garage, many period features, convenient and popular residential location, NO UPWARD CHAIN. Viewing is recommended.

Wooden entrance door gives access to:

**Hallway**

Having wooden parquet flooring, telephone point.

Door to:

**Bay fronted lounge**

15'0 into bay x 12'3  
Having walk-in wooden framed bay window with original fitted shutters, original fireplace with period fire surround, fitted storage cupboard with shelving above, exposed wooden flooring, picture rail, coving to ceiling.

Door from reception hallway gives access to

**Dining room**

11'8 x 10'9  
Having former period oven with surround, two storage cupboards, glazed sash window to rear.

Door from dining room gives access to:

**Bathroom**

Having roll top bath, wall hung wash hand basin, two glazed windows.

Door from dining room gives access to:

**Rear lobby**

With part glazed door giving access to the property's rear gardens.

From rear lobby a brick staircase leads down to a wooden framed part glazed door which gives access to:

**Kitchen**

13'8 x 12'0  
Having former period oven with fire surround, fitted shelved base unit, glazed window to front, Belfast sink with tap over, gas meter, walk-in former coal chute and shelved pantry store cupboard.

From reception hallway stairs rise to:

**First floor landing**

Having glazed sash window to rear, shelved linen store cupboard.

Doors then give access to: Bedroom and Shower room

**Bedroom**

16'2 x 14'3  
Having two glazed sash windows to front, exposed wooden flooring, period fireplace, fitted wardrobe, exposed wooden flooring.

**Shower room**

11'11 x 8'0 excluding recess  
Having tiled double width shower cubicle, low flush WC, wash hand basin, period fireplace, attractive stained glazed sash window to rear. store cupboard, vinyl floor covering.

From first floor landing stairs rise to:

**Second floor landing**

Having loft access.

Doors then give access to two further bedrooms.

**Bedroom**

16'3 x 14'3  
Having period fireplace, two glazed sash windows to front.

**Bedroom**

12'5 x 9'4 excluding recess  
Having glazed sash window to rear, period fireplace, exposed wooden flooring.

**Outside**

To the front of the property there is a small lawned garden with inset shrubs.

**Rear gardens**

To the rear there is a large garden which comprises: brick paved area, outside brick built WC, paved steps then leads to a generous lawned gardens with inset shrubs and fruit trees. To the rear of the garden is sectional single garage having up and over door.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage Services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

**FLOORPLANS**

