



45 Latchford Lane, Shrewsbury, SY1 4YG

2 bedroom terraced house — £195,000 Freehold

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sales@cgpooks.co.uk

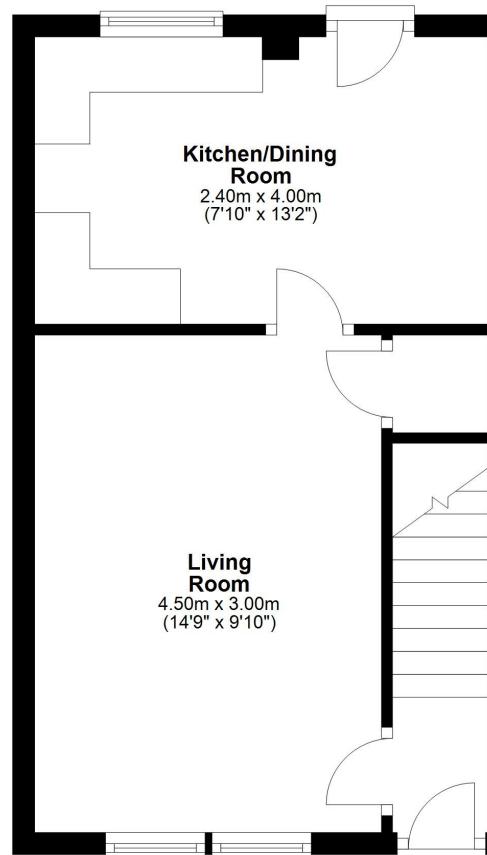
Occupying a lovely position, quietly tucked away within a popular residential area, this well-designed terraced house has recently been improved to provide neatly presented accommodation, while benefitting from a private rear garden, and allocated parking for two cars.

KEY FEATURES

- Entrance hall opening to a good-sized living room with useful under stairs storage and large window to front
- Open plan kitchen/dining room with a range of fitted units, space for appliances and glazed door onto the garden
- Master bedroom with feature bay window and built-in wardrobes
- A further generous second bedroom and separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private rear garden, laid to lawn with paved terrace, garden shed, and gated access to the rear/side
- To the front of the property is a private parking space, with a further allocated space about 20 yards away
- The property has very recently undergone improvements such as new flooring and carpets throughout, full redecoration, as well as general maintenance internally and externally
- A fantastic location at the end of a quiet street, situated on the fringe of town, close to bypass and an extensive range of amenities, such as retail parks, sports village and fitness club
- Sold with no upward chain

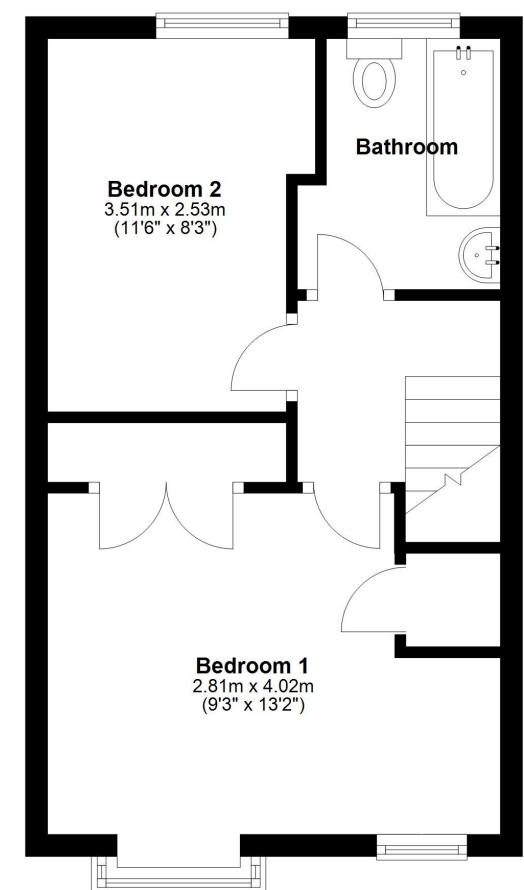
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 sq. feet)







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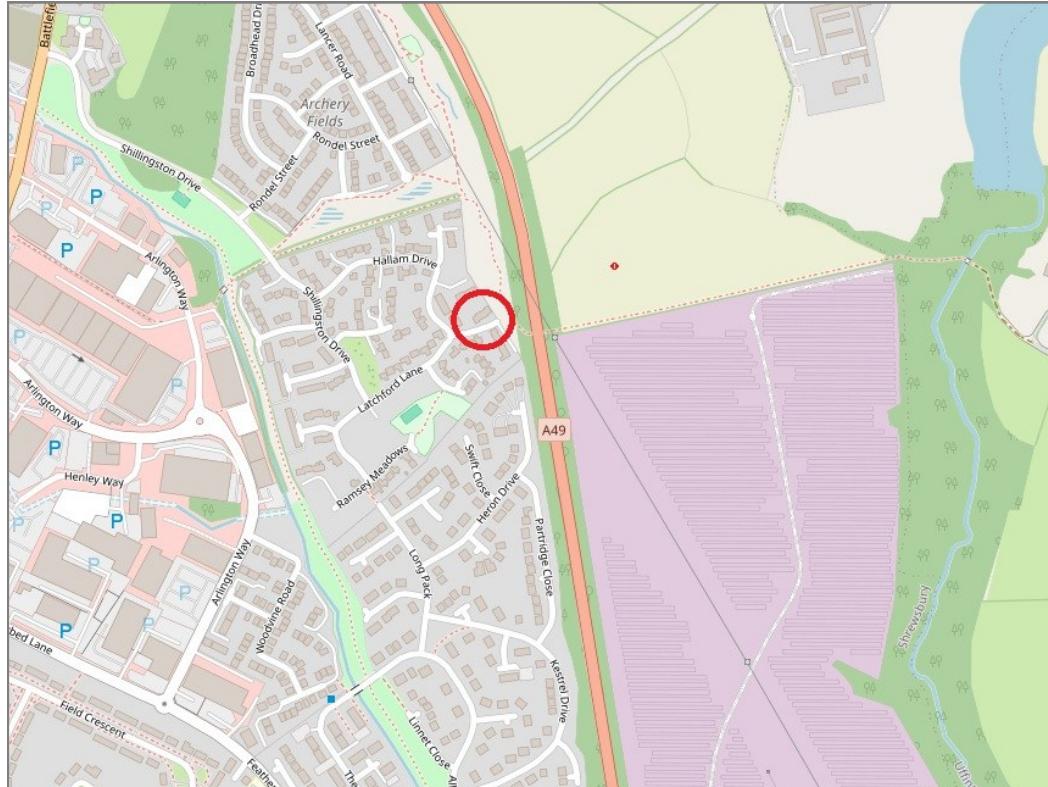
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band C
Services	All mains services are connected

 **expert** mortgage advice available

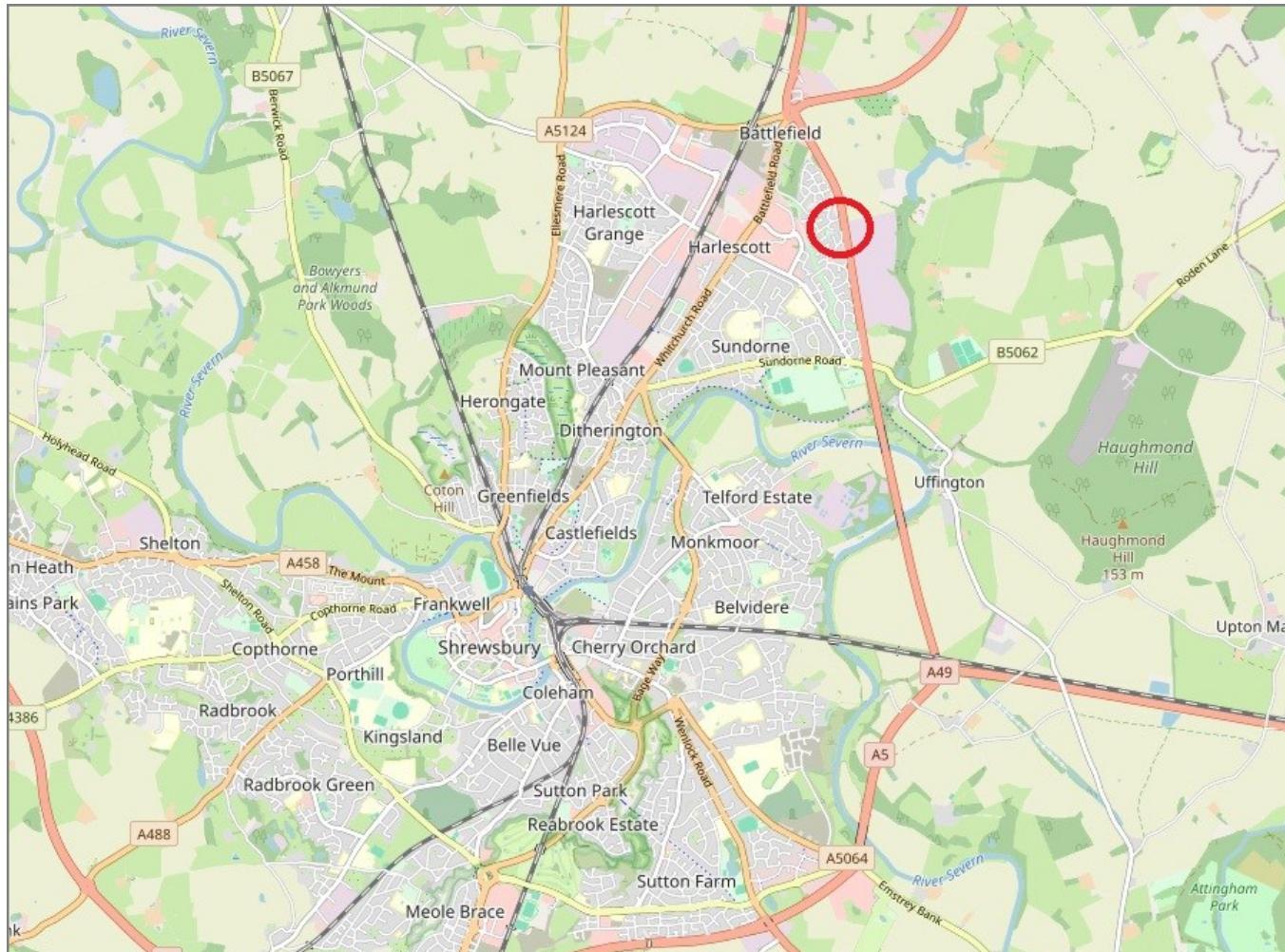
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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