



**School Road Telford**  
**TF2 8HT**

**Offers in the Region Of**  
**£145,000**

The property is a two good sized bedroom home with on street parking and a good-sized garden. It will need some upgrading and for the new buyer to put their own stamp on it and make it their home. The two double bedrooms are large and there is a shower room upstairs. There is a kitchen and lounge. The gardens are large for the budding gardener to make a leisure garden and plenty of space for growing your own vegetables. There is a parade of shops nearby, takeaways, Asda, Aldi and Home Bargains and a local theatre and large playing fields. Good public transport and easy access to Hortonwood. No chain EPC D C.TAX A

- Full double glazing
- Good sized rooms
- Good transport links
- EPC
- Large Garden
- Close to many shops
- EPC D - COUNCIL TAX A

## Approach

## Entrance Hallway

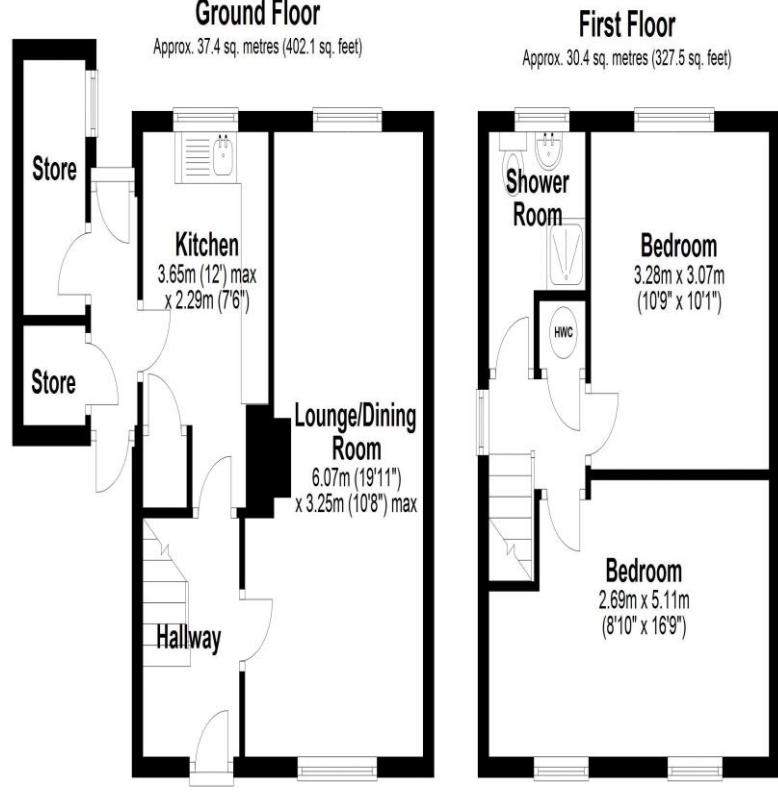
**Lounge/Diner** 19' 11" x 10' 8" (6.07m x 3.25m)

**Kitchen** 12' 0" x 7' 6" (3.65m x 2.28m)

## Store rooms

**Bedroom** 10' 9" x 10' 1" (3.27m x 3.07m)

**Bedroom** 8' 10" x 16' 9" (2.69m x 5.10m)



## Shower Room

Total area: approx. 67.8 sq. metres (729.7 sq. feet)

## Large gardens



# Energy performance certificate (EPC)

81 School Road Donnington TELFORD TF2 8HT	Energy rating <b>D</b>	Valid until: <b>25 July 2034</b>
		Certificate number: <b>2550-3040-0203-7884-3200</b>

**Property type** Mid-terrace house

**Total floor area** 63 square metres

## Rules on letting this property

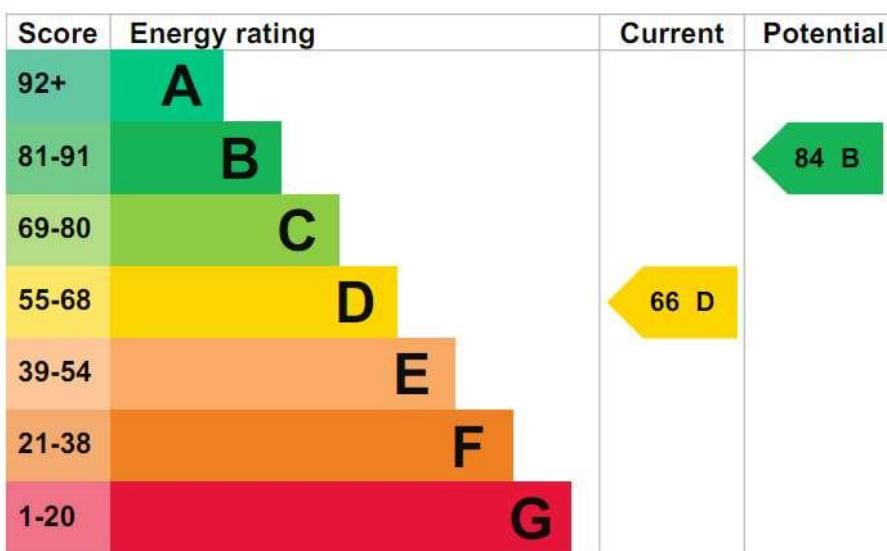
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance