



**Kyrle Close
Ironbridge
Telford
Shropshire
TF8**

Offers In Excess Of £220,000

bettermove

Kyrle Close

Telford

Bettermove are proud to present this 2 bedroom terraced house in Ironbridge. Available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via allocated parking

The council tax band is C.

The property is freehold, with an estates service charge of approximately £300 per annum.

The interior of this beautifully presented property comprises a spacious living room, downstairs WC and fitted kitchen and dining area on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Ironbridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Telford Central train station (5.9 miles), variety of bus stops and the M54.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	77	
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	78	
England, Scotland & Wales		
		EU Directive 2002/91/EC



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