



Holters

Local Agent, National Exposure

39 Newington Way, Craven Arms, Shropshire, SY7 9PS

Offers in the region of £150,000



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This end-terrace house boasts two bedrooms, two reception rooms, off road parking and a good sized rear garden. In need of modernising, 39 Newington Way presents a fantastic opportunity to put your personal touch on it.

Key Features

- End-Terrace House
- Scope for Modernisation and Improvement
- 2 Bedrooms
- 2 Reception Rooms
- Kitchen with a Pleasant Outlook to the Rear Garden
- Off Road Parking
- Private Rear Garden
- No Onward Chain
- EPC F

The Property

39 Newington Way is situated in a popular residential area of Craven Arms and is just a short walk to all of the local amenities. This end of terrace property, requiring modernisation, presents an exciting opportunity for first time buyers, investors, or a small family to create their ideal home.

When entering the property, you are firstly greeted by the entrance hall with stairs ascending to the first floor and a doorway leading to the living room. The living room offers a large window to the front, a gas fireplace and an under stairs storage cupboard. A dining room offers a second reception room, with a serving hatch through to the kitchen. The kitchen is fitted with a range of wall and base units, which would benefit from upgrading, and enjoys a lovely

outlook to the rear garden.

The first floor offers two bedrooms and a family bathroom. Bedroom one is at the front of the property and has a useful built in storage cupboard. Bedroom two is also a good size with a pleasant outlook to the rear garden. The bathroom is fitted with a wash basin, wc, and bath with mains shower over and a convenient airing cupboard.

The property features a charming rear garden which has fenced borders, flowered beds, a lawned garden and a paved patio area, providing an ideal setting for entertaining guests. Additionally, there is off-road parking available at the front of the property and private gated side access.

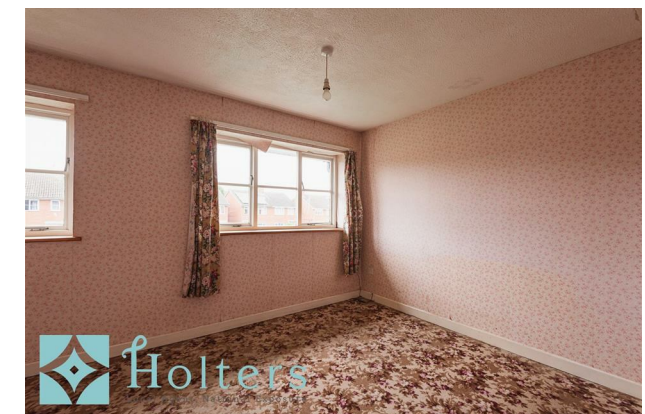
Overall, this property presents a fantastic opportunity for those looking to create a home tailored to their tastes and needs. With its convenient location and ample potential for refurbishment, this property is sure to appeal to buyers seeking a project to make their own mark on.

The Location

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the

encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities including a supermarket, doctors surgery, Post office, petrol station, butchers and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh Marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond. For lovers of the outdoors Craven Arms is a haven for nature enthusiasts and those of an active disposition, surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area.

The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments and is part of the slow



food movement.

A little further afield you will find Church Stretton, also known as 'little Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to 4 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council Band B

Services

We are informed the property is connected to mains water, electric and drainage.

Heating

The property has the benefit of electric heating.

Nearest Towns/Cities

- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles
- Much Wenlock - 17 miles
- Bridgnorth - 20 miles
- Telford - 25 miles

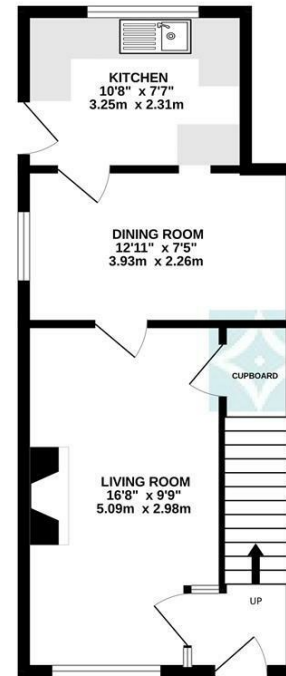
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

