



Helping *you* move



16 Vauxhall Terrace, Newport, TF10 7PS

An extended Semi-Detached Property with Four/Five Bedrooms, offering a wealth of opportunity, with the added bonus of a Large Plot, Parking for Four Cars and a location ideal for Newport Town Centre.

Offers in the Region of
£235,000

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Overview

- An Extended Semi-Detached Family Home
- Four/Five Bedrooms
- Kitchen, Utility Room
- Ground Floor Bathroom
- Ground Floor Bedroom 5/Study
- Lounge
- Family Bathroom
- Separate W.C.
- Driveway Parking for Four Cars
- Good Sized Plot with Lawned Rear Gardens and Decking Area
- Council Tax Band B
- EPC Rating - E



BRIEF DESCRIPTION

An excellent opportunity to acquire an extended Semi-Detached House in an ideal location for Newport Town Centre. Situated on a large plot, this property offers Four Bedrooms upstairs as well as a Family Bathroom and a Separate WC. Downstairs, there is a further Bedroom/Office, as well as a further Bathroom, Kitchen, Utility, Living and Dining Area.

Externally, to the front you will find a large driveway with Parking for Four Cars and a Large Garden to the rear with a Decked Patio Area.

LOCATION

The property is just 0.5 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

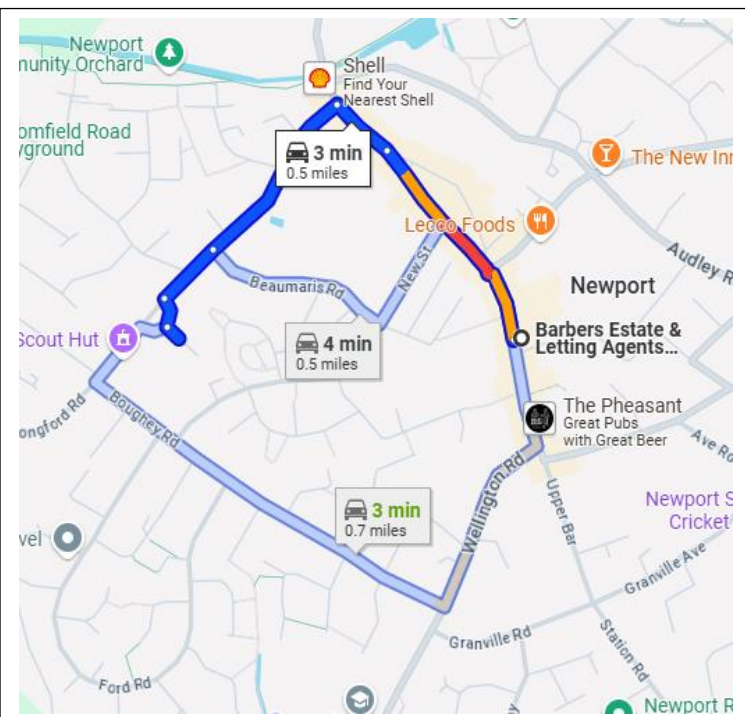
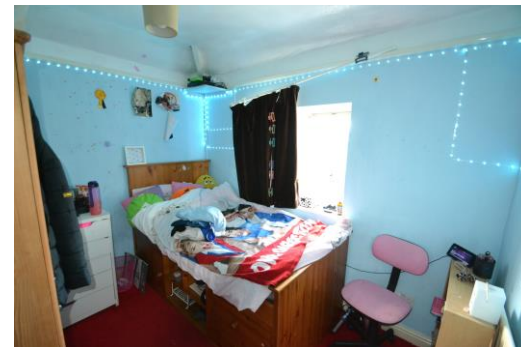
A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on the High Street, go through one roundabout and continue onto Lower Bar then turn left onto Salters Lane. Continue onto Longford Road and the property will be found on the right hand side just after Vauxhall Crescent.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Floor Plan to be inserted here



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.