



Haybridge Road Wellington Telford TF1 2NW

Offers in the Region Of
£170,000

A characterful two-bedroom terraced cottage with beams in the kitchen and brick fire surround with log burner in the lounge making a lovely cosy home. Kitchen with aga cooker and pantry cupboard, Lean to off kitchen which is used as a utility room. Cellar. Ground floor shower room. Two bedrooms both double, combi boiler in main bedroom. Large long rear interesting garden is a real feature with good sized patio and sitting places. On street parking. A walk into Wellington, close to Princess Royal hospital, the local college and with easy access to Telford Centre and the motorway. Very convenient and a great first home.

- Terraced cottage with log burner and beams
- Kitchen with aga
- Two double bedrooms
- EPC E CTAX A
- Delightful long rear garden
- Cosy lounge
- Cellar

Haybridge Road, Telford, Shropshire, TF1 2NW

Front garden

Metal black gate and matching fencing with small garden area, well planted and with specimen tree. A pretty name for the property Bluebell Cottage on the wall. steps and path to side entrance door.

Entrance Porch

The storm porch with trellis and planting has a side white Upvc entrance door with centre glazed panel leading into the property with a side window, coat hooks and door into lounge

Lounge 10' 9" x 11' 9" (3.27m x 3.58m)

The lounge has boarded flooring, a large full chimney breast brick feature fire with log burner set on quarry tiles. Archway to upper accommodation. Fitted cupboard with shelving in one alcove, radiator under window with small window panel features to the front, glazed panel door to hallway, wall lights and centre light fitting.

Kitchen with Pantry 9' 0" x 7' 11" (2.74m x 2.41m)

There is a cream coloured "Aga" with check pattern tiling backdrop, storage cupboard to side, further cupboards, shelving, wooden work surfaces, Belfast sink, window, beamed ceiling, radiator, floor tiles, further checkered tiling, pantry with window and shelving, door to utility.

Passageway/Utility

With door to outside, space for washing machine and fridge. Radiator.

Shower Room

with shower enclosure, ladder style towel rail, obscured glass window, tiling and laminate flooring.

Bedroom 1 10' 11" x 11' 9" (3.32m x 3.58m)

To the front with ceiling coving, radiator, windows, and loft hatch, cupboard contains the combi boiler.

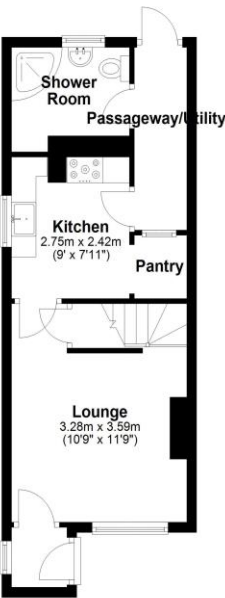
Bedroom 2 9' 1" x 8' 0" (2.77m x 2.44m)

Rear bedroom with radiator and window.

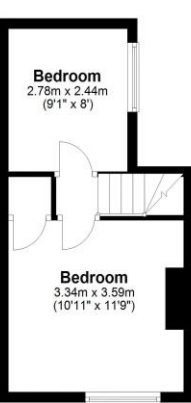
Gardens

Delightful long garden ideal for the gardener and nature lover, with plenty of wildlife hedgehogs, birds and squirrels making it their home. Specimen trees include birch, hazel and corkscrew hazel, yew and chestnut plus fruit trees apple and pear. Large sun traps, plenty of patio, brick shed, wooden shed and greenhouse and two small pools complete with frogs and newts. Fencing, pathways, crazy paving and hedgerows.

Ground Floor
Approx. 34.6 sq. metres (371.9 sq. feet)



First Floor
Approx. 22.0 sq. metres (237.2 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 sq. feet)



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".

Energy performance certificate (EPC)

180, Haybridge Road
Wellington
TELFORD
TF1 2NW

Energy rating

E

Valid until:

6 December 2027

Certificate number:

8133-7322-5089-3576-9906

Property type

Semi-detached house

Total floor area

56 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		