

# Town & Country

Estate & Letting Agents



**Westwood New Road, Newtown, SY16 1AS**

**Auction Guide £125,000**

TO BE SOLD AT AUCTION ON 10TH DECEMBER 2025. A SUPERB DEVELOPMENT AND INVESTMENT OPPORTUNITY. GUIDE PRICE - £125,000 to £150,000! Town and Country Property Auctions are pleased to present this four bedroomed end terraced property in need of renovation. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property. Unconditional lot, Buyers Premium Apples at 5% plus VAT (subject to a minimum of £5000 plus VAT).

### Directions

From our Oswestry office proceed out of the town and follow the road towards Welshpool and Newtown. Proceed along passing Welshpool towards Newtown. On entering Newtown keep on the main road (New Road) through the centre where the property will be found on the left between the sets of traffic lights.

### Accommodation Comprises

#### Porch

With part glazed door to the front and decorative quarry tiled floor.

#### Hall



Stairs to first floor landing, radiator and coving to ceiling.

### Lounge 12'0" x 13'11" (3.67m x 4.26m )



Bay window to the front, coving to ceiling. Shower cubical off

### Dining Room 11'2" x 11'10" (3.41m x 3.62m )



Brick fireplace, shower cubical and cellar off.

### Kitchen 10'8" x 12'6" (3.27m x 3.82m )



Bay window to the side & further windows to side and rear. Glazed door to side. Sun roof off.

## Landing

With stairs off and radiator.

## Bedroom One 13'3" x 13'11" (4.05m x 4.26m )



Bay window and further window to the front and radiator.

## Bedroom Two 12'2" x 10'1" (3.73m x 3.09m)



Window to the rear and radiator.

## Bedroom Three 5'5" x 8'2" (1.65m x 2.49m )

Window to the front.

## Bathroom

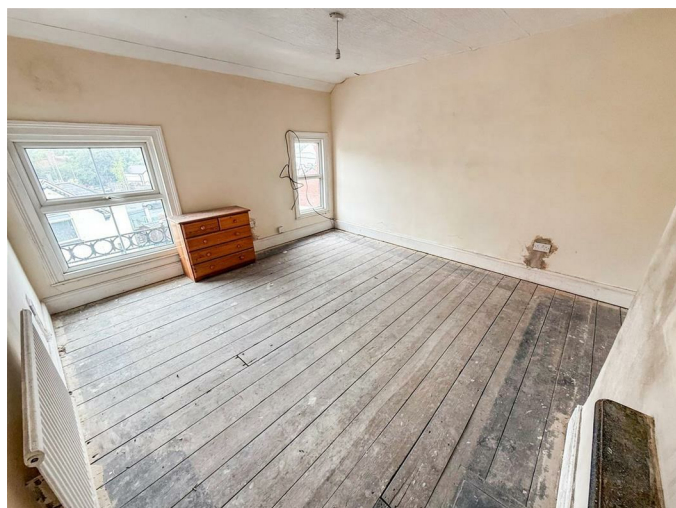


Window to the rear, WC, panel corner bath, wash hand basin and shower cubical. Radiator

## Second Landing

Window tot he rear, cloakroom off.

## Bedroom Four 10'3" x 11'8" (3.13m x 3.56m )



Window to the rear and radiator.

### Bedroom Five 12'2" x 13'11" (3.71m x 4.26m )



Two windows to the front, radiator and cast iron fireplace.

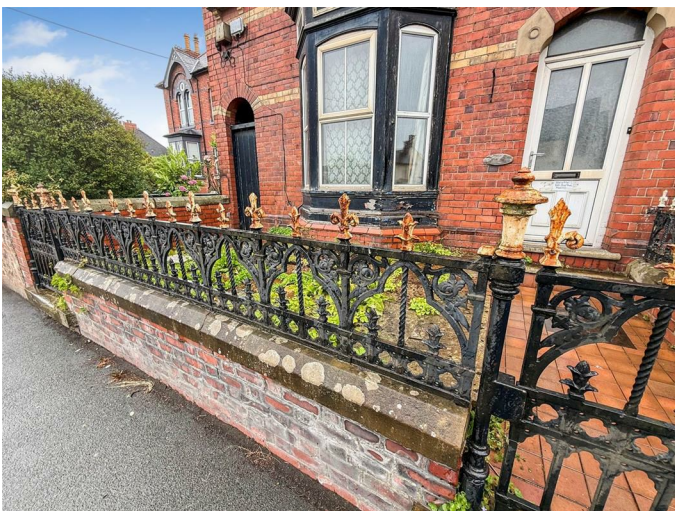
### Top Kitchen 6'6" x 13'10" (2m x 4.24m )



Window to the front, base and wall units, stainless steel sink and drainer with mixer tap over and radiator.

### Shower Room Off

### To The Outside



### Garage



### Services

The agents have not tested the appliances listed in the particulars.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

### Guide Price and Reserve Price

Guide Prices and Reserve Prices  
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the

Reserve Price can be subject to change up to and including the day of the auction. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

### **To Make a Pre-Auction Offer**

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

### **Hours Of Business**

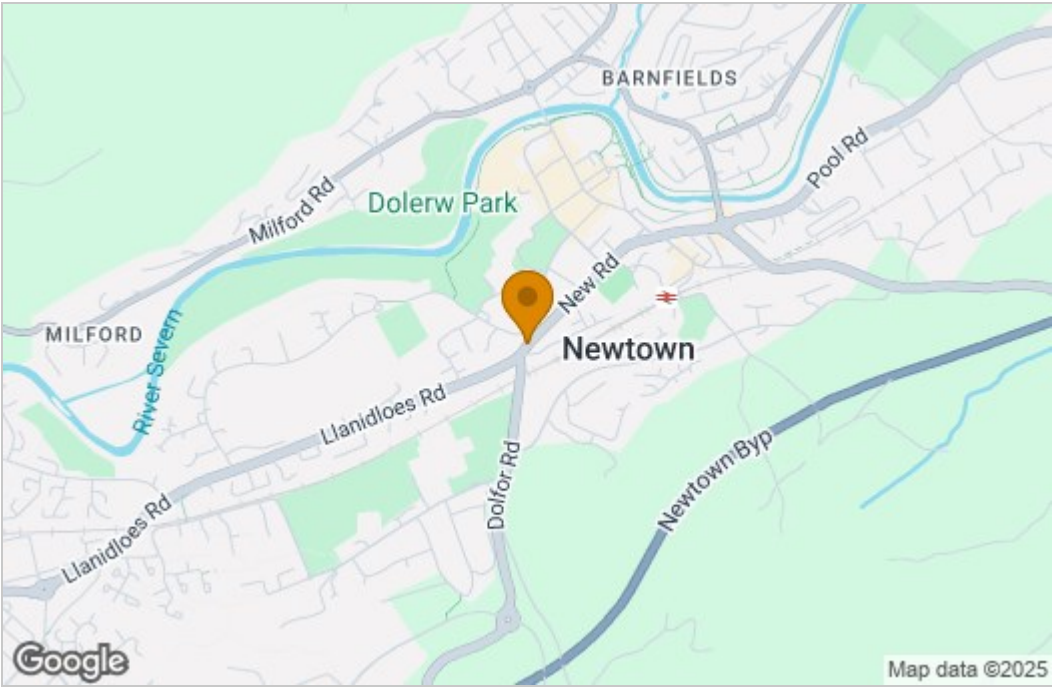
Our office is open:

Monday to Friday: 9.00am to 5.00pm

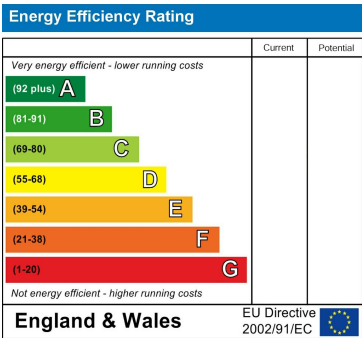
Saturday: 9.00am to 2.00pm

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.