



**17 Audley Road,
Newport,
TF10 7DT**

OIRO £150,000

A Two Bedroom End-Terraced House. Perfect for First-Time Buyers or Investors!

This well-located property offers a fantastic opportunity, featuring two bedrooms an allocated parking space, and no upward chain. Situated within easy walking distance of Newport Town Centre.

The ground floor features an entrance porch which leads into the lounge, which has an additional recess area beneath the stairs and a kitchen. On the first floor there are two bedrooms and a bathroom.

Outside the front door there is a storage area. A laid lawn and pathway to a garden gate with a boundary hedge. To the rear of the property there is an allocated car parking space with further visitor spaces available.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

A viewing is highly recommended.

ENTRANCE HALLWAY

LOUNGE

13'11" x 14'8" (4.26 x 4.48)

Wood effect laminate flooring. Open staircase leading to first floor.



KITCHEN

A range of base and wall units with worktops over having tiling above, with recess areas for a fridge freezer, cooker and washing machine. A stainless steel sink, drainer & mixer tap. with laminate flooring. The boiler is situated in the kitchen.



FIRST FLOOR

Stairs to first floor.

MASTER BEDROOM

10'8" x 10'2" (3.26 x 3.11)

With double built in wardrobes and a further storage cupboard.



BEDROOM TWO

5'10" x 7'4" (1.79 x 2.24)

A second bedroom situated at the front of the property.



BATHROOM

6'3" x 5'10" (1.91 x 1.79)

A panelled bath with a Triton electric shower and shower screen. Splash tiling above the bath, a pedestal wash basin and low level W.C. Laminate flooring and an extractor fan.



OUTSIDE

Outside the front there is a laid lawn and pathway with a border hedge. At the rear of the property there is an allocated car parking space with further visitor spaces available.

AGENTS' NOTES:

EPC RATING: C (75) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry 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.

LOCAL AUTHORITY: We are advised by the Local Authority Telford & Wrekin, the property is Band A (currently £1,371.55 for the year 2024/2025)

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Likely / O2 Likely / Three Limited / Vodafone Limited

PARKING: ALLOCATED CAR PARKING SPACE.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

MANAGEMENT CHARGE: Service Charge for the period 01/04/24 - 31/03/25 £343.93 for for maintenance of car parking area, communal areas and cutting of the lawn.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

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DIRECTIONS: From our office in the High Street, head north on the high Street, at the round about take the second exit onto Stafford Street Turn right on to Audley Road the property can be identified with a For Sale board.

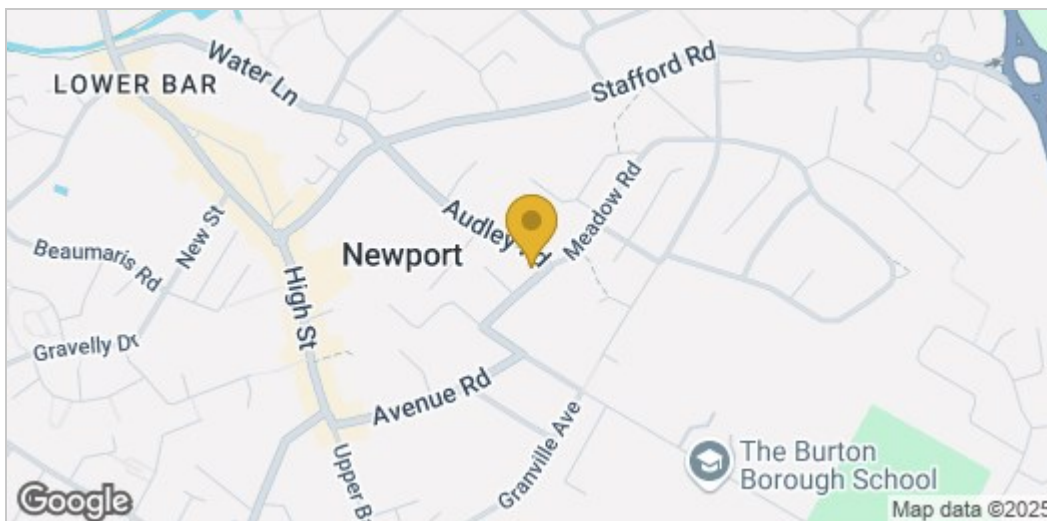
GROUND FLOOR
242 sq.ft. (22.5 sq.m.) approx.

1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.