



**Estate Agents
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**28 Audley House Mews Audley Avenue, Newport, TF10 7BP
Offers In The Region Of £155,000**



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Most local amenities are available within Newport, including High Street shops, supermarkets, doctors and dental surgeries, Post Office and schools of high repute. Telford (10 miles) Stafford (16 miles) and Shrewsbury (20 miles) are all within commuting distance and the A41 gives direct access to the M54 and West Midlands conurbation.

Available with No Upward Chain

No. 28 Audley House Mews is a well presented two bed roomed mid terraced house which benefits from a conservatory, an enclosed rear garden and an allocated parking space.

The property in more detail:-

Canopied storm porch with light fitting. uPVC panelled entrance door to

Lounge/Diner

16'4" x 8'9" (5.0 x 2.67)

having panelled radiator and coved finish to ceiling. Off is a useful understairs cupboard with power socket. uPVC framed double glazed door with double glazed side windows to

Conservatory

6'0" x 11'1" (1.85 x 3.40)

having uPVC framed and panelled double glazed elevations and a polycarbonate translucent roof. External door to rear garden. Power.

Kitchen

9'10" x 6'4" (3.00 x 1.95)

having a good range of modern style base and wall mounted cupboards, and comprising a stainless steel sink unit with cupboard below. Return work surface with corner, double and half width cupboards beneath. Splashback wall tiling and two double wall mounted cabinets above. Separate worksurface with recess beneath suitable for a washing machine. Integrated electric oven with 4 ring gas hob above. Also 1/2 width end base cupboard. Radiator. uPVC framed double glazed circular window with outlook to the front.

From the lounge stairs to

Landing

having a uPVC framed window with rear aspect.

Bedroom One

9'8" x 8'11" (2.95 x 2.72)

uPVC framed double glazed window with outlook to the front. Panelled radiator. Access hatch to partially boarded loft, with dropdown ladder and lighting.

Bedroom Two

6'6" x 8'11" (2.00 x 2.73)

circular shaped uPVC framed double glazed window with rear aspect. Radiator.

Shower Room

having good size tiled shower cubicle with mains feed shower. Modern inset wash hand basin with vanity cupboard below. Low level flush W.C. having concealed cistern. Chrome tower radiator. Built-in cupboard housing Worcester Bosch combination boiler and shelved cupboard below. uPVC framed patterned double glazed window.

Outside

The house is set back from the residents parking bays and footpath by a small low maintenance garden finished to ornamental stone. The enclosed rear garden is also largely maintenance free and landscaped to stone chippings, raised borders and paving. The property includes an allocated parking space and this is positioned in front of the house.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band B.

EPC RATING: C (71)

TENURE: We are advised by the Vendor, that the property is held Leasehold, with a lease term of 125 years from 1st May 1988 (approximately 89 years remaining). Vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this

property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. *Vendors have made us aware that there are no mobile black spots within the property.

ADDITIONAL CHARGES: We understand that the current Ground Rent is £150pa and the service charge is approximately £950pa.

RIGHTS AND RESTRICTIONS: We are not aware of any rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been flooded in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: TWC/2022/0980

COAL FIELDS/MINING: The property is not in a known coal mining area.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or

employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

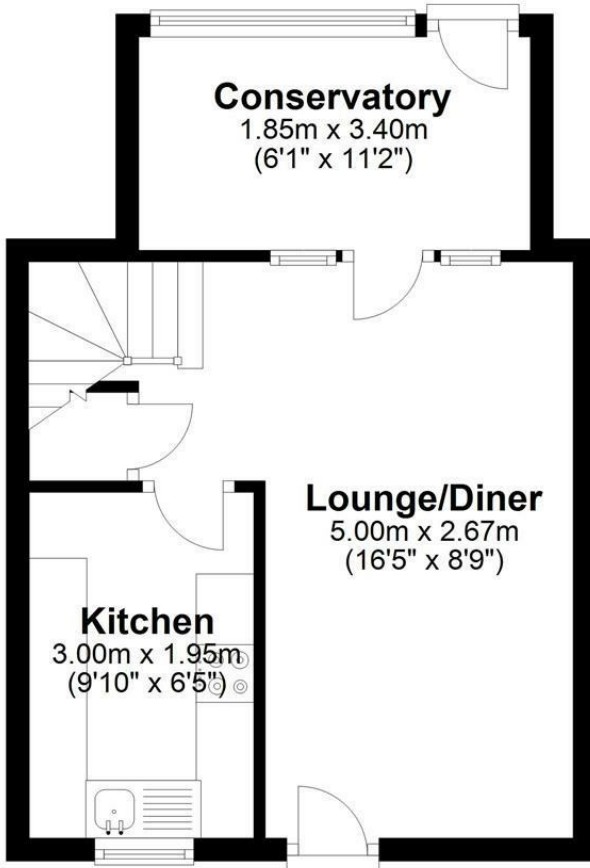




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

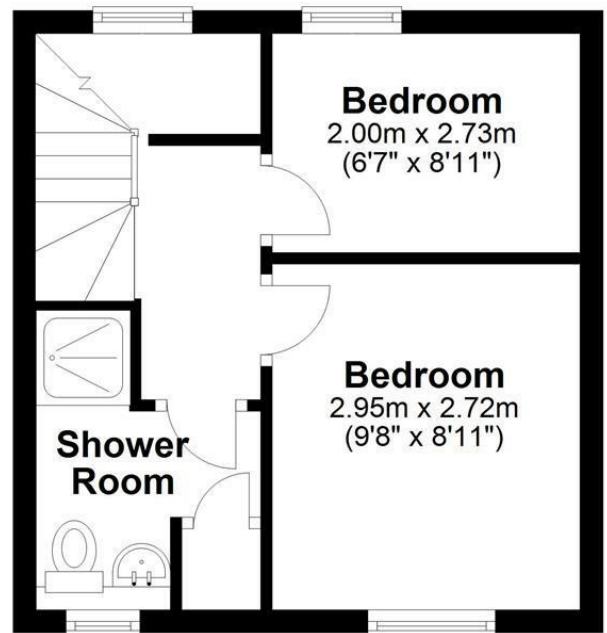
Ground Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.9 sq. feet)

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.

