



**Estate Agents
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45 Audley Park, Newport, TF10 7GH
Offers In The Region Of £220,000

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Newport is a thriving market town, with a number of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury, with their wider range of amenities and mainline train stations. The A41, about one mile distant, provides direct access to the M54 and Wolverhampton.

The well appointed accommodation is set over two floors and has been improved and maintained to a high standard by the present owner. AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED. In more detail;

Tiled canopy Porch and lantern light with panelled front door into...

Lounge

12'5" x 11'0" (3.79 x 3.36)

Having front aspect double glazed window and radiator (with attractive radiator cover). Wood effect flooring and built-in media unit.

Cloakroom / WC

With close coupled WC and wall mounted wash hand basin. Panelled radiator and double glazed patterned window.

Dining-Kitchen

12'5" x 9'5" (3.79 x 2.88)

Having a range of modern shaker style cabinets comprising base and wall mounted cupboard and drawers with marble effect work surfaces. Inset enamelled inset white sink and drainer unit. Built-in low-level oven and grill with separate 4 ring gas hob above and chimney style extractor cooker hood. Integrated washing machine and slimline dishwasher. Space for upright fridge-freezer. Useful built-in shelved store / pantry. Radiator and double glazed 'French style' doors opening to the rear garden.

Turned stairs from the Lounge rise to the first floor Landing having access hatch to loft space.

Bedroom One

12'5" x 8'2" (3.79 x 2.50)

With double glazed front aspect window. Radiator and built-in shelved airing cupboard.

Bedroom Two

12'5" x 8'6" (3.79 x 2.60)

Currently used as a dressing room having fitted wardrobe / shelving unit. Double glazed rear aspect window. Radiator.

Bathroom

Comprising modern white suite with panelled bath and full-height tiled surround. Chrome faced mains shower unit above and modesty screen. Pedestal wash hand basin and close coupled WC. Radiator and extractor fan. Double glazed patterned window.

Outside

The property is approached off Audley Park over a full-length driveway, offering ample off-road parking. Front garden laid to lawn and a paved path. A side gate opens to the fully enclosed rear garden, having shaped lawns and mature side borders with a small paved patio area and further decking. Outside tap.

Additional Information

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

EPC RATING: C (76)

TENURE: We are advised by the Vendor, that the property is held Freehold and 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.

ADDITIONAL CHARGES: The vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor has advised that they are not aware of any affecting the property.

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

DIRECTIONS: From Newport High Street continue towards Upper Bar, turning left into Avenue Road. Continue and turn left at the end into Audley Avenue. Continue a short distance onto Audley Park and follow the road round where the property can be found on your left hand side

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.

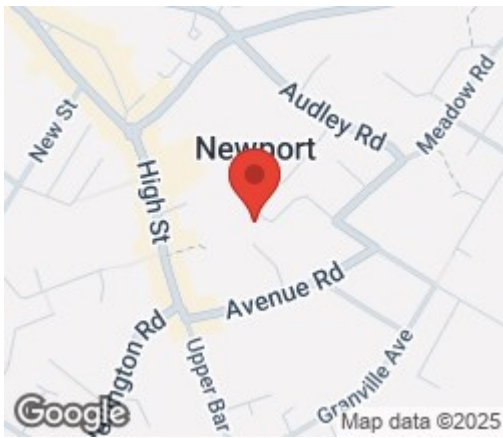
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

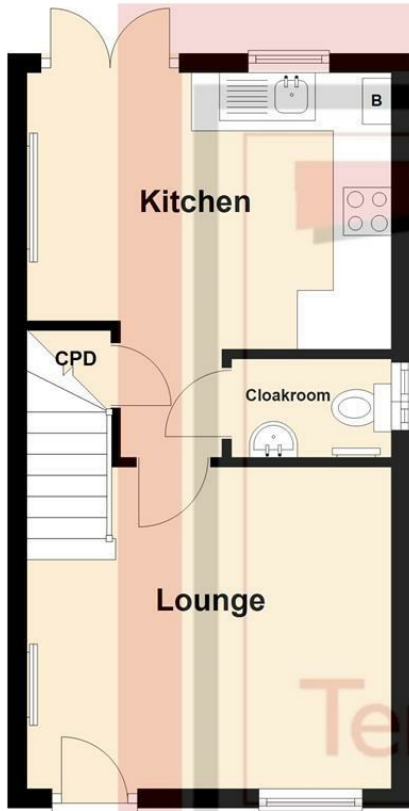
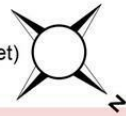
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



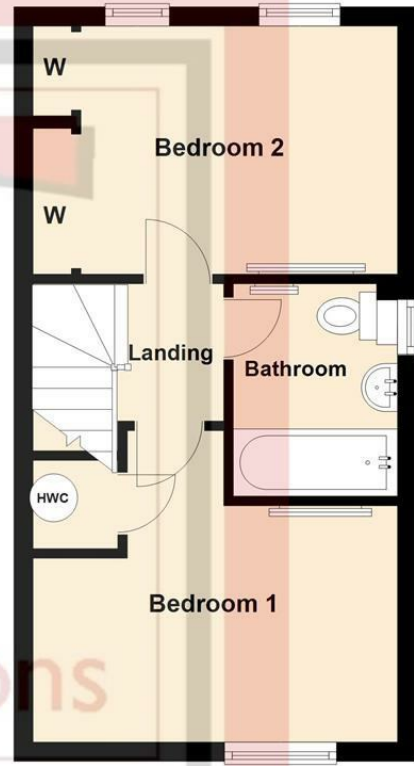


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 56.8 sq. metres (611.6 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

45 Audley Park, Newport

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.