



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



23 Hampton Close, Newport, TF10 7RB
Offers In The Region Of £219,950

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Newport is a thriving market town, with a selection 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 gas centrally heated and double glazed accommodation in more detail comprises:

uPVC panelled patterned double glazed entrance door to...

Porch

With light fitting. Opens to the Hallway with radiator.

Kitchen

Having a good range of modern base and wall mounted cupboards with the former finished with roll edge worktop. Comprising a stainless steel sink unit with single cupboard below and recess to the side having plumbing connections for a washing machine. Return worksurface with single and corner cupboards below. 4 ring ceramic hob with 3 drawer unit below and filter extractor above. Integrated double oven / grill with cupboard above and below. Matching wall cabinets. Separate worksurface area with space below for a washing machine. Larder style fridge. uPVC framed double glazed windows to the front. Built-in storage cupboard with louvre doors.

Lounge / Diner

A well apportioned living room with living flame gas fire having marble effect hearth and back and timber Adams style surround. Radiator. Full-height double glazed windows and patio door to rear garden.

From the Lounge stairs to Landing, with access hatch to loft being partially boarded with drop down ladder. Built-in cupboard off landing with Valliant combination boiler.

Bedroom One

uPVC framed double glazed window with rear aspect and radiator. Open fronted built-in wardrobe with hanging rail and shelf.

Bedroom Two

uPVC framed double glazed window with outlook to the front and radiator.

Bedroom Three

Single size bedroom with uPVC framed double glazed window having rear aspect and radiator.

Family Bathroom

Modern white suite comprising panelled bath with shower off mixer tap. Pedestal wash hand basin and low-level flush WC. Chrome towel radiator. uPVC framed double glazed window.

Outside

The front garden has been entirely surfaced to tarmac and provides off-road parking for two cars. The property also benefits from a single garage and this is positioned directly opposite the house in a residence block. The enclosed rear garden has been landscaped to include a timber decked area against the patio doors with lawn beyond. Slabbed area to the far end. Timber garden shed and gated rear access.

Additional Information

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

EPC RATING: D (67)

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 vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any,

COAL FIELDS/MINING: The vendors are not aware of any affecting the property.

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.

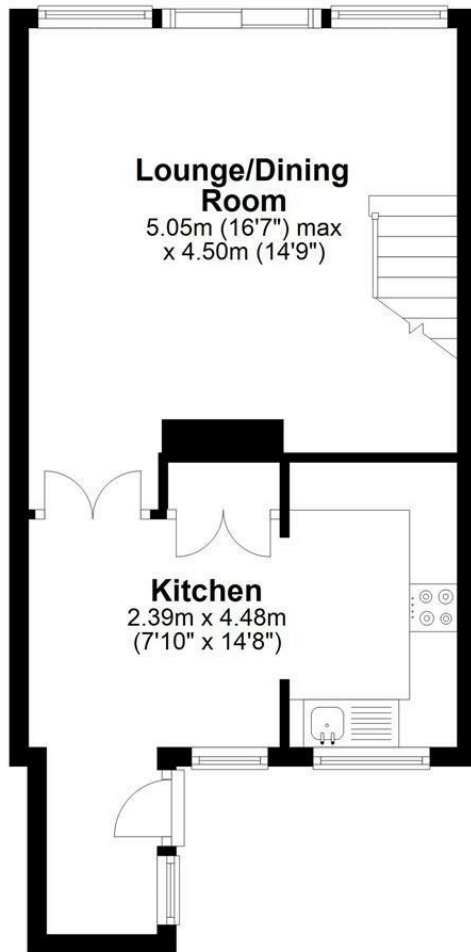




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

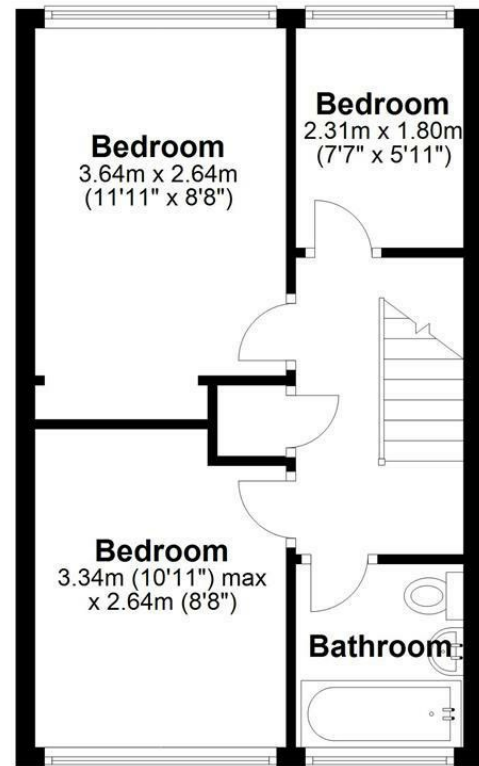
Ground Floor

Approx. 37.2 sq. metres (399.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 71.2 sq. metres (766.2 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.