



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



9 Victoria Park, Newport, TF10 7LQ
Offers In The Region Of £215,000

 3  2  1  D



9 Victoria Park, Newport, TF10 7LQ Offers In The Region Of £215,000



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 half a mile distant, provides direct access to the M54 motorway and Wolverhampton.

A traditionally built three bedroomed mid terraced property of brick and tile construction, situated in the highly desirable town of Newport. The property benefits from good sized accommodation, having a refitted modern kitchen/diner, lounge and ground floor shower room, as well as a first floor bathroom, together with off road parking and a large enclosed rear garden.

The gas centrally heated and double glazed accommodation boasts recently fitted carpets throughout and redecoration comprising in more detail:-

Recessed porch and panelled front door into

Through Hallway

with double glazed front aspect. Radiator and meter cupboard.

Lounge

14'1" x 12'3" (4.30 x 3.75)

having large double glazed bay window with front aspect. Radiator.

Refitted Kitchen/Diner

18'10" x 9'6" (5.75 x 2.92)

with a range of modern cream fronted cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces and complimentary tiling. Inset stainless steel sink and drainer unit. Built-in low level oven and grill with 4 ring ceramic hob above and chimney style extractor hood. Laminate flooring and radiator. Useful understairs shelved pantry. Double glazed French style doors opening to the rear garden.

Internal glazed door into rear lobby with quarry tiled floor and external doors opening to both the rear garden and shared pedestrian passageway.

Utility Area

8'3" x 6'11" (2.54 x 2.13)

having quarry tiled floor. Fitted shelf and plumbing provision for washing machine. Worcester central heating boiler and radiator.

Separate W.C.

with high flush W.C. Radiator.

Shower Room

having tiled single shower cubicle with electric shower unit. Radiator.

Stairs from hallway rise to the first floor landing having access hatch to loft space. Shelved airing cupboard housing hot water cylinder.

Bedroom One

12'7" x 9'10" (3.86 x 3.02)

with double glazed front aspect window and radiator.

Bedroom Two

11'10" x 9'11" (3.63 x 3.03)

having built-in single wardrobe. Radiator and double glazed rear aspect window.

Bedroom Three

8'7" x 7'11" (2.63 x 2.42)

with front aspect double glazed window. Radiator and built-in storage cupboard over stairs.

Bathroom

with wall mounted wash hand basin. Panelled bath and tiled surround having mains shower over and modesty screen. Radiator and double glazed window.

Separate W.C.

having close coupled W.C. and double glazed window.

Outside

The property is approached off Victoria Park over a paved front driveway offering two parking spaces. A shared path leads to the passageway and utility area.

The fully enclosed rear garden enjoys a sunny aspect landscaped to shaped lawns and stone surfaced areas, having a feature wooden pergola and paved patio area. 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: 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: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

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

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments of planning permissions that would impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property.

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

DIRECTIONS: From the Newport High Street, proceed towards Lower Bar, straight over at the mini roundabout and then take a right turning onto Water Lane. Take a left turning onto Vineyard Road (One way) and then take a left turning onto Victoria Park. Following the road around past the Newport swimming baths and after a short distance the property can be found on your left.

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.

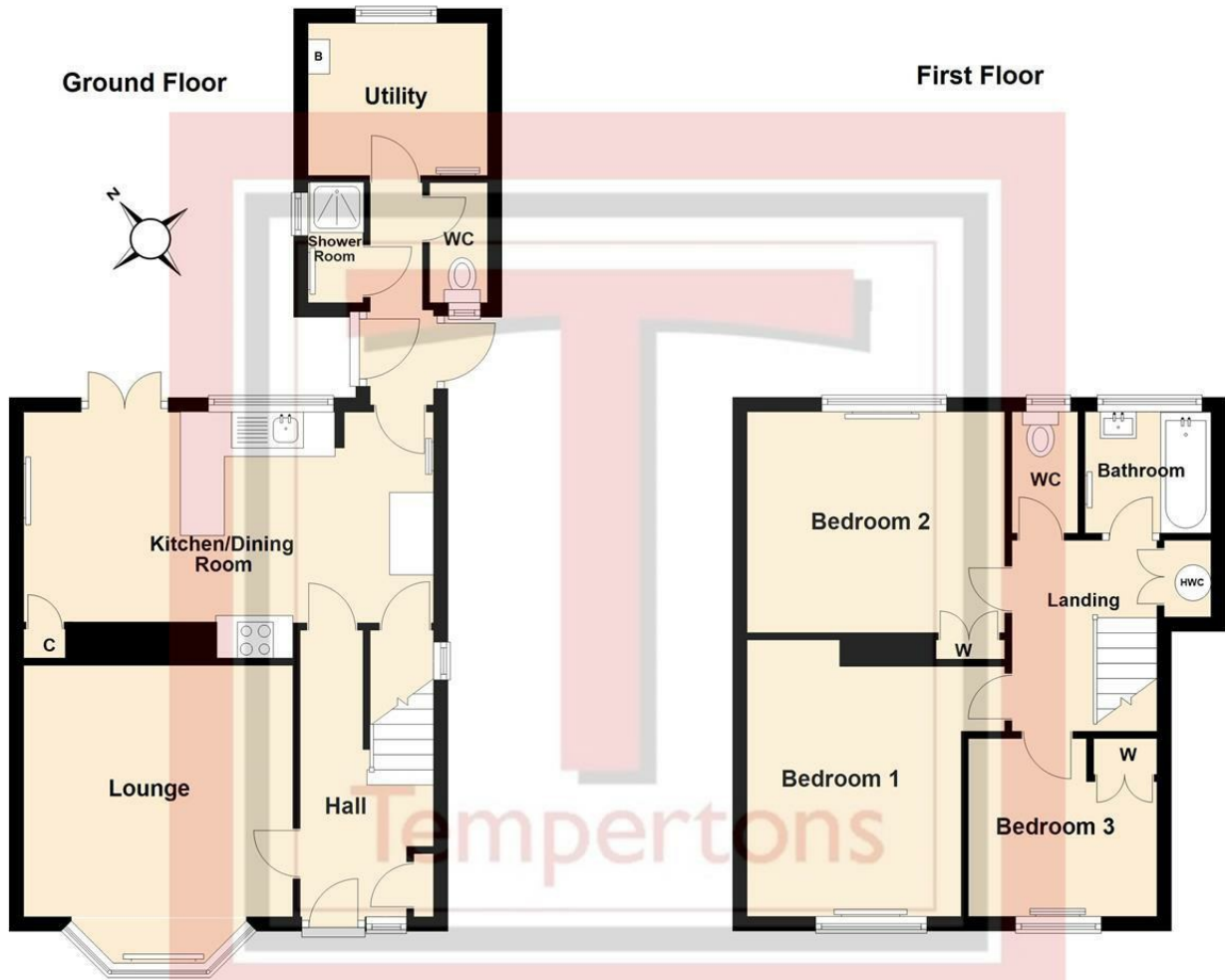
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
67		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 93.6 sq. metres (1007.7 sq. feet)

This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

9 Victoria 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

