



**Estate Agents
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47 Hawkstone Avenue, Newport, TF10 7SE
Offers In The Region Of £285,000

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Available with No Upward Chain

No. 47 Hawkstone Avenue is a well maintained link-detached two bedroomed bungalow, situated at the end of the cul-de-sac and accessed by a driveway shared with one other property.

The property in more detail:-

uPVC panelled and patterned glazed entrance door to

Entrance/Through Hall

with radiator and access hatch to loft. Loft with drop down ladder, lighting and partial boarding.

Approached off the hall is a useful storage cupboard and a built-in double cloaks cupboard.

Lounge/Diner

20'0" x 11'9" (6.12 x 3.59)

a good size reception room with stone fireplace surround having inset coal effect electric fire. Radiator and uPVC framed double glazed window. Double glazed patio doors to

Conservatory

9'0" x 8'5" (2.76 x 2.58)

having cavity brick base walls with uPVC framed double glazed units above and hipped Polycarbon panelled roof. Private outlook and French doors to rear garden. Tiled floor and radiator. Roof mounted fan with integral light. Power socket.

Breakfast Kitchen

17'1" (max) x 8'8" (5.23 (max) x 2.66)

Breakfast Area with radiator, uPVC framed double glazed side window and second external entrance door. The kitchen has a good range of fitted base and wall mounted cupboards comprising a 1 1/2 bowl stainless steel sink unit with single cupboard below. Integrated Hygena dishwasher. Two corner cupboards with roll edge worktop to finish. Recess and plumbing connection for a washing machine. Three drawer unit and tall shelved pantry cupboard. Five ring gas hob with extractor hood over. Eye level electric oven/grill with cupboards above and below. Splash back wall tiling and matching style wall cabinets. Space for upright fridge-freezer.

uPVC framed double glazed window with private outlook to rear garden.

Bedroom One

14'1" x 9'5" (4.30 x 2.88)

A good double size bedroom with built-in wardrobes to one wall. Radiator and uPVC framed double glazed window with outlook to the front.

Bedroom Two

8'5" x 11'0" (2.57 x 3.37)

a good single size bedroom with radiator and uPVC framed double glazed window to the front.

Wet Style Shower Room

having fully tiled walls, shower area with electric Mira shower unit. Low level flush W.C. and pedestal wash hand basin. Recess spotlights. Two uPVC framed double glazed windows. Radiator.

Outside

The property is privately positioned at the head of this much favoured cul-de-sac and is approached over a shared driveway with No.49. Driveway parking to a carport (if slabbed steps are altered) and single garage. Garage having up-over door, power, lighting and courtesy door to rear garden.

The open front garden is neatly set out to established lawn and shrubbed corner borders. The enclosed rear garden is not overlooked and finished to areas of slabbed patio, shaped lawn and shrubbed borders. Garden shed. Outside tap.

Additional Information

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

EPC RATING: D (62)

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. Vendors have made us aware that there are not mobile black spots

within the property.

ADDITIONAL CHARGES: We understand that there are no additional charges. (e.g. car chargers, solar panels)

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

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

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

COAL FIELDS/MINING: The property has not been affected by any mining related issues.

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 ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

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.

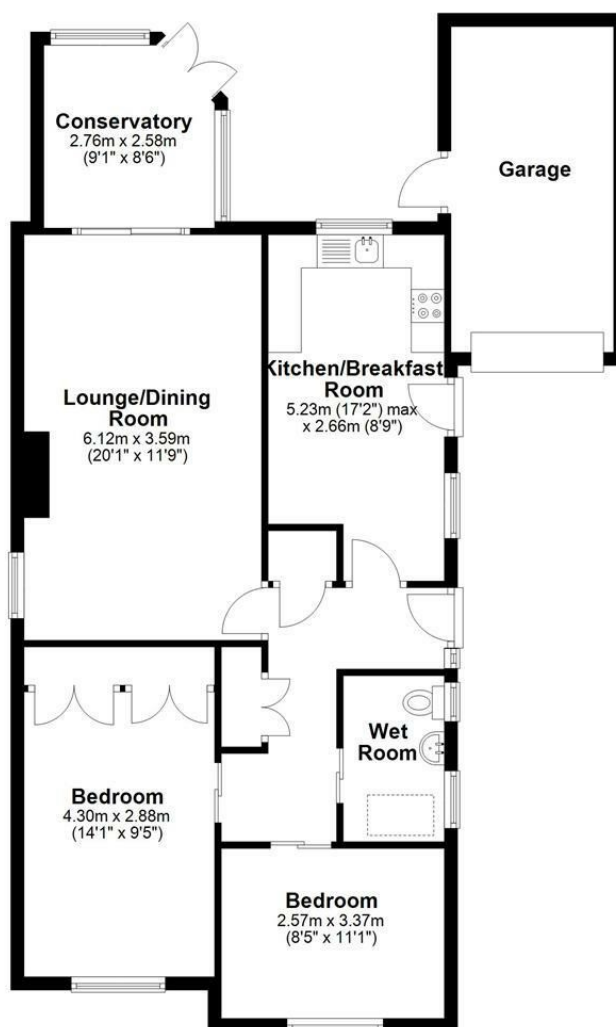




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 92.1 sq. metres (990.8 sq. feet)



Total area: approx. 92.1 sq. metres (990.8 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.