



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



31 Boughey Road, Newport, TF10 7QD

Offers In The Region Of £249,995

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There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Front door into...

Entrance Hall

Door to...

Cloakroom / WC

Having a wash basin with cupboard below and low-level flush WC. Side aspect double glazed window.

Lounge

19'1" x 10'11" (5.84 x 3.34)

Being of good size having two front aspect double glazed windows. Central fireplace incorporating a coal effect gas fire.

Dining Room

14'0" x 10'9" (4.27 x 3.28)

Having sliding patio doors to the rear garden. Radiator and storage cupboard. Door to...

Kitchen

9'0" x 7'10" (2.76 x 2.41)

Base and wall mounted units comprising cupboards and drawers with work surfaces above. Composite 1 1/2 sink with drainer. Freestanding cooker, washing machine and dishwasher. Rear aspect double glazed window.

Stairs from the Entrance hall rise to the first floor Landing, having hatch to loft and storage cupboard.

Main Bedroom

12'3" x 9'0" (3.75 x 2.75)

Double bedroom having a front aspect double glazed window and radiator. Door to...

Dressing Room

8'9" x 4'10" (2.68 x 1.49)

Having a front aspect double glazed window and fitted wardrobes.

Second Bedroom

10'9" x 8'3" (3.28 x 2.52)

Double bedroom having a rear aspect double glazed window and radiator.

Third Bedroom

7'11" x 7'8" (2.42 x 2.35)

Rear aspect double glazed window and radiator.

Bathroom

Being fully-tiled having a panelled bath with mains shower head above. Pedestal wash basin and low-level flush WC. Side aspect double glazed window and radiator.

Outside

To the front, gravelled and hardstanding areas provide ample off-road parking leading to a CARPORT and door to STORE (2.10 x 3.10) having power and light. The low-maintenance rear garden is landscaped to patio and gravelled areas with mature shrubs, being not directly overlooked. 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 (69)

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 are of any.

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

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519

Email: sales@tempertons.co.uk

DIRECTIONS: Proceed from the Newport High Street towards Upper Bar. Take a right turning onto Wellington Road and after a short distance an additional right turning into Boughey Road. The property can be found on your right hand side before the turning for Gravelly Drive.

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.

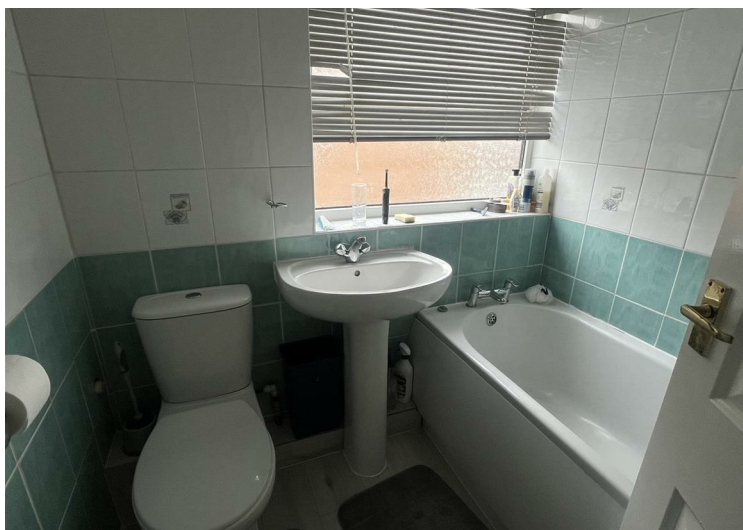
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

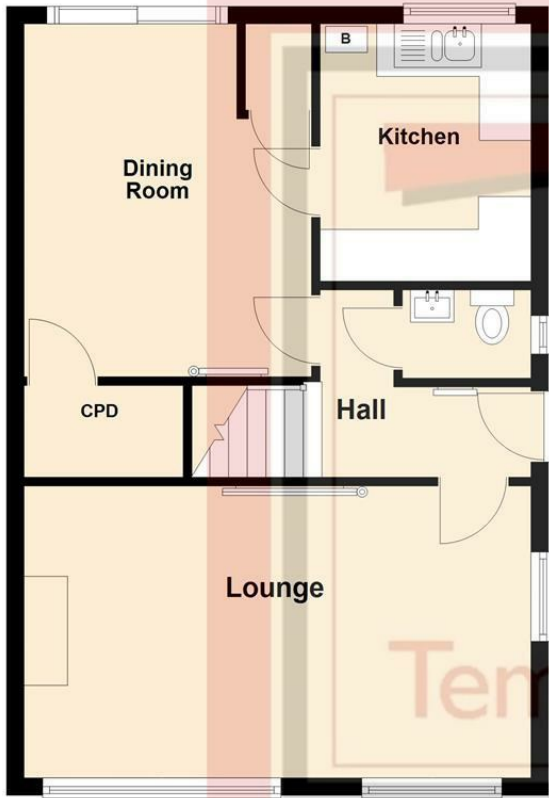




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

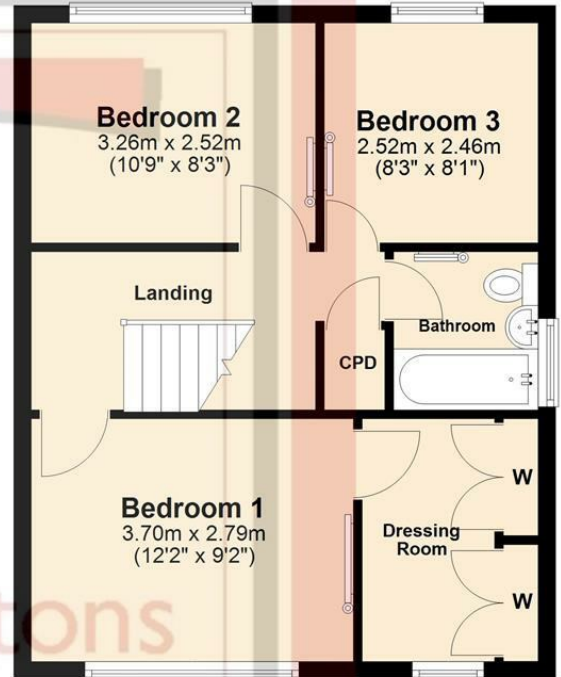
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 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.

31 Boughey Road, 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.