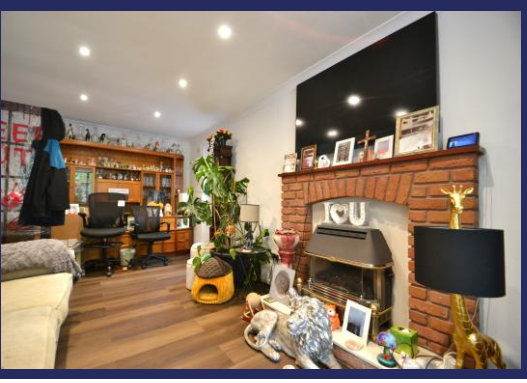
Barbers

Helping *you* move









12 Beaumaris Road, Newport, TF10 7BN

A popularly located Link-Detached Bungalow with 2 bedrooms, Refurbished Kitchen, Wet Room, Conservatory, Garage, Carport, Garden and Plentiful Driveway Parking, all on a Good-Sized Plot.

Offers Over

£280,000

12 Beaumaris Road, Newport, TF10 7BN

Overview

- A Link-Detached Bungalow
- Situated in a Popular Location
- Set on a Good Size Plot
- Two Bedrooms
- Wet Room
- Refurbished Kitchen
- Lounge
- Conservatory
- Carport and Garage
- Enclosed, Low Maintenance Rear Garden
- Driveway Parking
- EPC Rating – D
- Council Tax Band C



BRIEF DESCRIPTION

Situated in a popular location with ideal access to the centre of Newport, this Link-Detached Bungalow offers a delightful opportunity for a prospective buyer.

Set on a Good-Sized Plot, the property provides well-proportioned accommodation with plenty of useful space both inside and out, including Two Bedrooms, Living Room, Refurbished Kitchen, and convenient Wet Room. There is also a Conservatory and Garage as well as a Carport. To the rear there is a pleasant Garden and plentiful Driveway Parking to the front.

LOCATION

The property is just 0.8 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your Local Property Experts
01952 820 239

USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

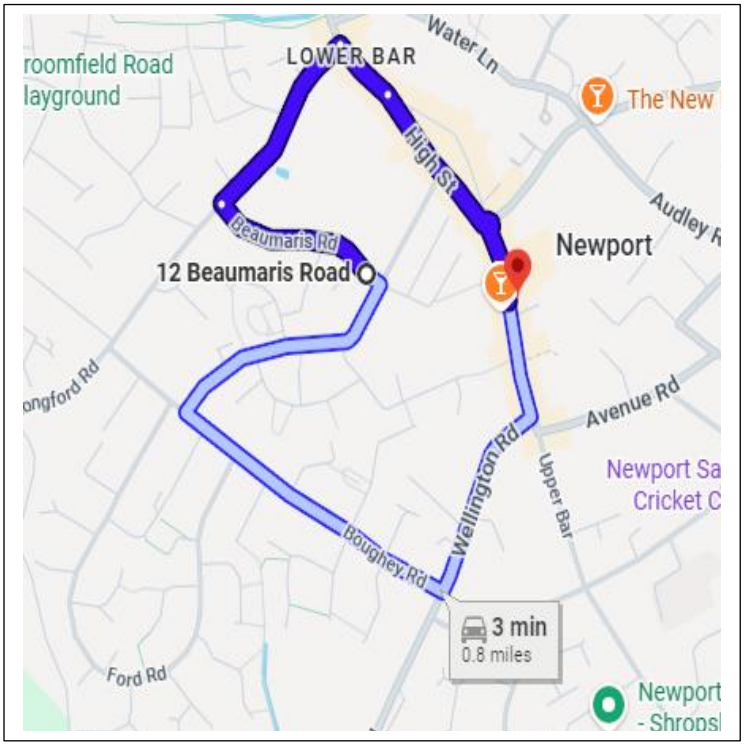
SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000









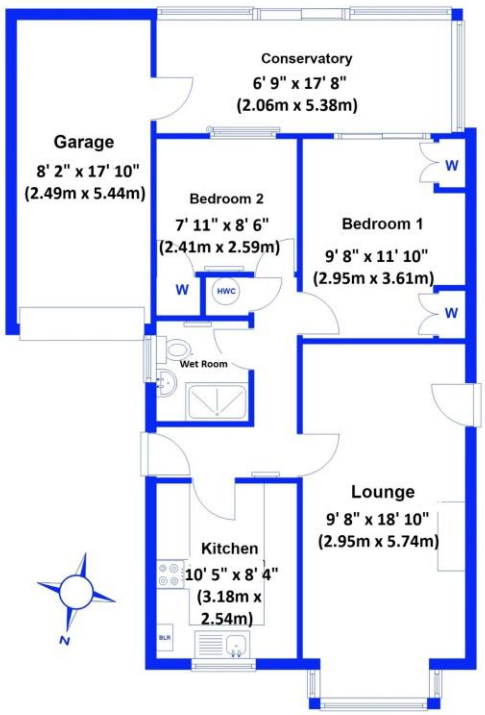
DIRECTIONS: From our office head north on the High Street and go straight across at the mini roundabout. Continue onto Lower Bar then turn left onto Salters Lane, turn left onto Beaumaris Road and the property will be located a little way along on the right hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Ground Floor

Approx. 79.9 sq. metres (860.0 sq. feet)



Total area: approx. 79.9 sq. metres (860.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

12 Beaumaris Road, Newport





Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.