Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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



14 Bollingale Avenue, Wombridge, Telford, TF2 6HX

Offers In The Region Of £170,000

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AVAILABLE WITH NO UPWARD CHAIN

The property is located in a much favoured residential area with most local amenities being available within Oakengates about 3/4 of a mile away, including shops, a post office, primary school, doctors surgery, bus and train stations. Telford Town Centre, with its covered shopping centre, retail parks and Southwater leisure development is approximately 1.5 miles away.

Set out in further detail below;

Side door into...

Entrance Hall

Having large cupboard and radiator.

Lounge

14'11" x 11'11" (4.55 x 3.65)
A well proportioned room with central gas fire and radiator. Front aspect double glazed window.

Kitchen

11'5" x 7'10" (3.49 x 2.39)
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel circular double sink. Space for cooker and washing machine. Side aspect double glazed window and courtesy door to driveway. Radiator.

Inner Hall

With hatch to loft.

Bedroom One

12'0" x 8'9" (3.67 x 2.68)
Double bedroom with rear aspect double glazed window and radiator.

Bedroom Two

11'11" x 7'10" (3.64 x 2.41)
Double bedroom with rear aspect double glazed window and radiator.

Shower Room

Being fully-tiled having a mains feed walk-in shower. Low-level flush WC and wash basin with cupboard below. Radiator and cupboard housing the Worcester combination boiler.

Outside

The property is approached off Bollingale Avenue, over an attractive brick paviour driveway, offering off-road parking for at least one car. Front lawn with mature shrubs. The property benefits from access down both sides of the bungalow, leading to a pleasant rear garden set to lawn and patio areas. Green house and storage shed.

Additional Information

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

EPC RATING: D (66)

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: Telford is a historic coal mining area but no mining related issues have been reported to us.

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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

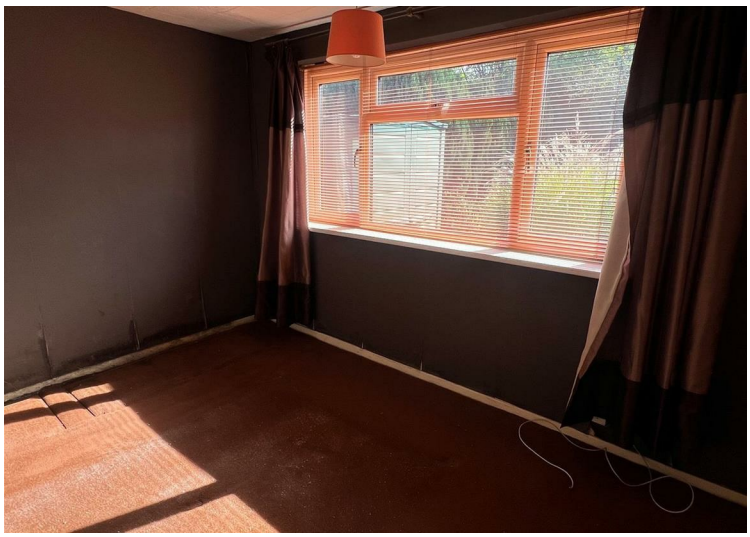
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



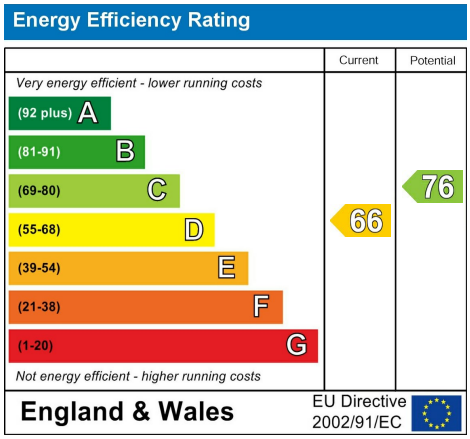


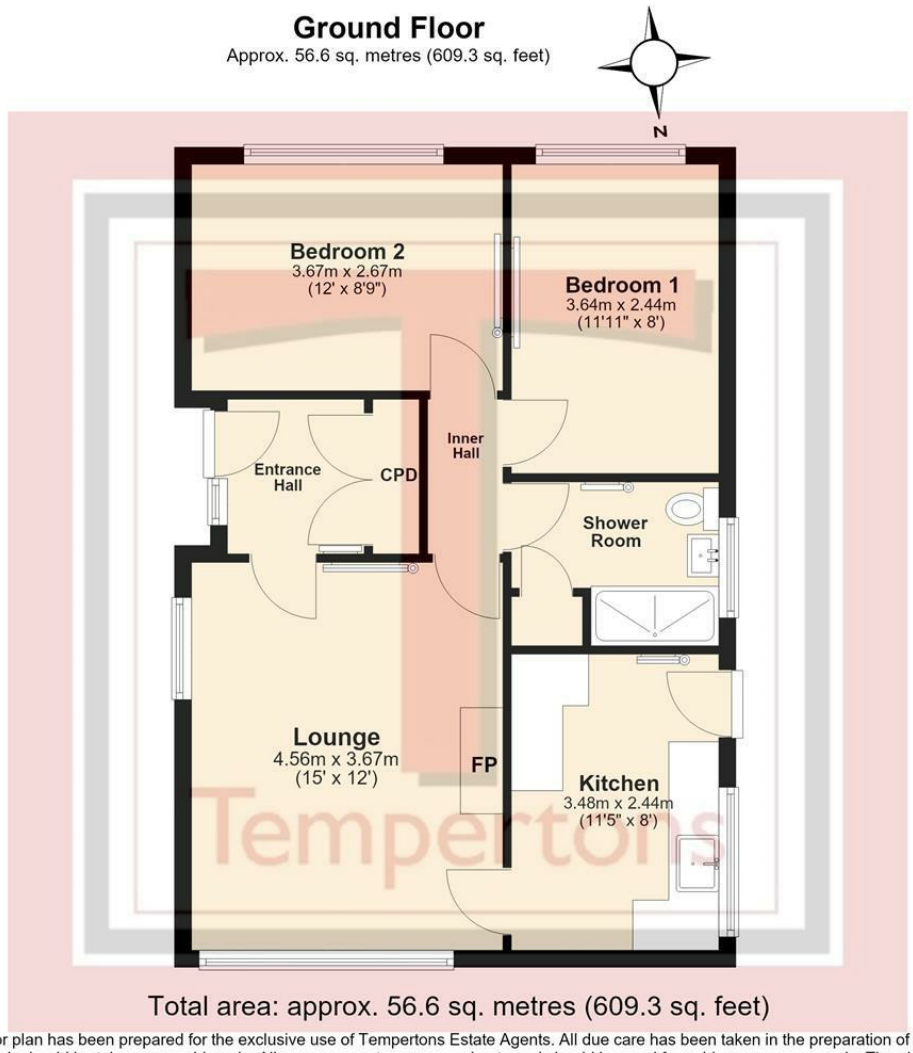












This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

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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.