



## Leonard Street Oakengates Telford TF2 6EU

Offers in the Region Of  
£186,000

Charming two-bedroom end terrace with parking and a long rear garden. It is entered to the front by a new front door into the living room with an attractive fire surround and pleasant décor. There are new internal doors throughout the property and a new back door. The kitchen is lovely with archways, attractive units, room for table and chairs and lots of attention to detail. There is a ground floor wet room. On the upper floor there are two good sized bedrooms. Outside we have a private courtyard with places to sit. The rear garden is of good size and there is parking to the side of the house. Oakengates is undergoing regeneration and has many shops, a railway station and plenty of public transport. A new theatre is in the process of being built.

- Charming end of terrace
- Lovely kitchen with smart units
- Long rear garden
- EPC D AND COUNCIL TAX A
- Two bedrooms
- Ground floor wet room
- Attractive lounge
- Parking to side of property

# Leonard Street, Telford, Shropshire, TF2 6EU

## Approach

Leonard Street is just a short distance from the New Theatre quarter. Oakengates is undergoing regeneration and is looking very good. The theatre is under construction and will be a real hub for Oakengates. Plenty of shops, medical centres, vets and close proximity to all major road networks plus the added bonus of a railway station. The property is entered by a metal gate with metal picket fence, paved pathway and gravel. The parking area is also gravelled. There is a lawn strip to the side.

## Lounge 12' 4" x 12' 0" (3.76m x 3.65m)

Cosy lounge with mid grey feature fire surround and matching tiled surface display area useful for tv etc. Grey carpets and white walls with double glazed window and radiator. Solid white external door with matching internal door to kitchen.

## Kitchen/Breakfast Room 9' 1" x 12' 0" (2.77m x 3.65m)

A lovely wedge wood blue kitchen which is so in keeping with the property. Wall units and cupboards, matching shelves, wine rack, A black sink and tap is under a window looking out to the rear. Gas hob with stainless steel extractor fan and blue tiled splash back. Electric oven. There is room for a washing machine, fridge freezer and there is a fitted wine rack. Plenty of room for a table plus a further window and radiator. There is an archway to a storage area with shelving. Central heating boiler and vinyl flooring. A further archway leads to the ground floor wet room.

## Ground floor wet room

The shower is electric and there is toilet and wc., two windows. White tiling with feature tiles. Radiator and white panel door.

## Bedroom to front 12' 2" x 12' 0" (3.71m x 3.65m)

Good sized bedroom with window to the front and radiator.

## Bedroom to rear 9' 3" x 12' 0" (2.82m x 3.65m)

Bedroom overlooking the rear garden again with window and radiator.

## Gardens

Long rear garden with lawn, borders and mature trees shrubs with bushes, storage shed and private area with paving and places for tubs and a table and chairs. Front entrance gate. Bin storage.

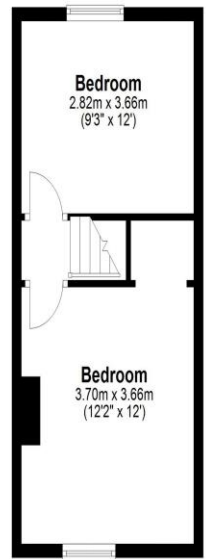
## Please note

The current owner applied to Telford and Wrekin Council regarding the purchase of the strip of land adjacent to the property, the Council were positive in response, any purchaser should make their own enquiries regarding the land.

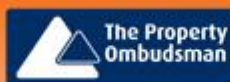
**Ground Floor**  
Approx. 34.1 sq. metres (367.1 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.3 sq. feet)



\*Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale\*.

# Energy performance certificate (EPC)

20 Leonard Street Oakengates TELFORD TF2 6EU	Energy rating	Valid until:	20 March 2036
	<b>D</b>	Certificate number:	9013-3060-2207-0576-3200

Property type

End-terrace house

Total floor area

63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)