



New Street, St. Georges, Telford, TF2
Telford

Guide Price
£125,000

Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 2

Council Tax Band: A

Tenure: Freehold

Property Type: Terraced House

- Two double bedrooms
- Two reception rooms
- Chain free and vacant possession
- Approx 714 sq ft 66 sq m internal space
- Fitted kitchen
- Enclosed rear garden
- On street parking
- Great local convenience, around 4 minute walk to Co op, 8 minute drive to Telford Centre, 13 minute drive to Princess Royal Hospital
- Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- EG1332



ETHAN GAULTER

exp

This well proportioned two bedroom mid terrace home in Telford is offered to the market chain free and vacant, making it an ideal purchase for first time buyers, downsizers, or investors looking for a ready to go buy to let. The property has the added benefit of on street parking and sits within easy reach of everyday amenities including a local Co op around a 4 minute walk away.

Inside, the ground floor offers two reception spaces, giving you flexible room for a lounge and separate dining area, or a home office setup if needed. To the rear, the fitted kitchen sits off the second reception and looks out towards the garden, providing a practical layout for daily living. Upstairs you will find two genuine double bedrooms along with a family bathroom. In total the home provides approximately 66 sq m 714 sq ft of internal space.

Outside, there is an enclosed rear garden, ideal for low maintenance outdoor space.

Location wise, Telford is a large, well connected Shropshire town known for its convenience and excellent transport links. Telford Centre is the main retail and leisure hub with a wide selection of shops, restaurants, cafes and entertainment, and is just an 8 minute drive away. Princess Royal Hospital is approximately a 13 minute drive, while commuters will appreciate access to the M54 and the rail station with regular links towards Wolverhampton and Birmingham. The town also offers plenty of green space and nearby attractions, including Telford Town Park and the Ironbridge Gorge area for weekends out.

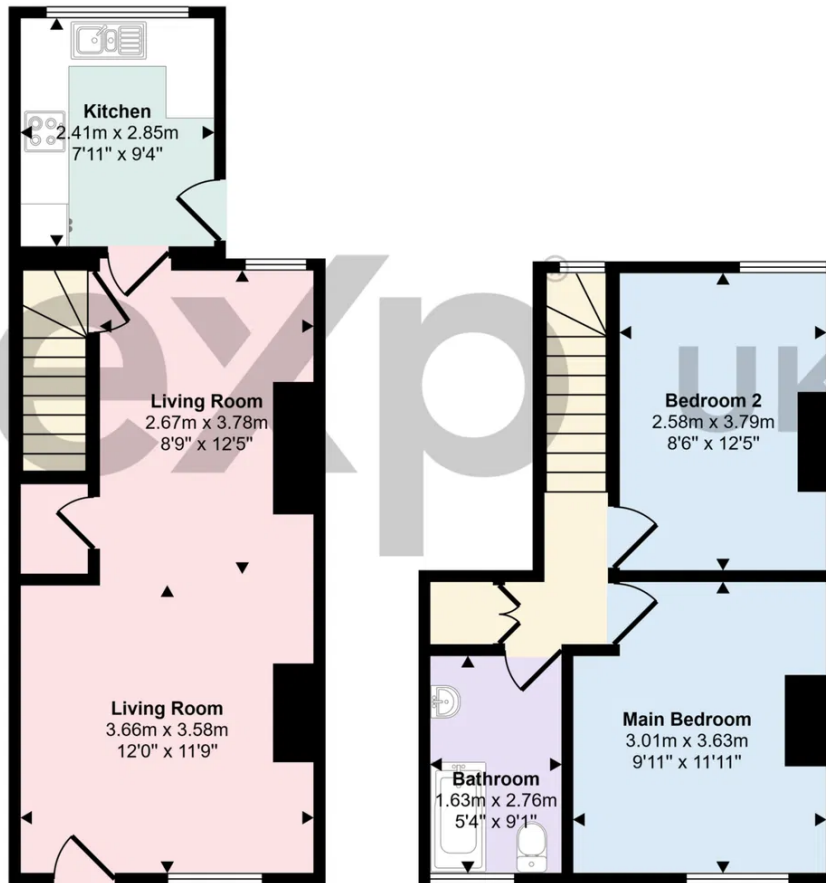
Photo Disclaimer:

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

Early viewing is highly recommended to fully appreciate the space, character, and location on offer.



Approx Gross Internal Area
66 sq m / 714 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Ethan Gaulter
Local Estate Agent
01908 464 950
Ethan.Gaulter@exp.uk.com
<https://ethangaulter.exp.uk.com>

ETHAN GAULTER

