



**Estate Agents
Letting Agents
Surveyors & Valuers**

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



East Gate St. Lukes Road, Doseley, Telford, TF4 3BE
Offers In The Region Of £335,000

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Most local amenities are available to the property, with Dawley District Centre being about a mile away, having a Tesco Express store, Medical centre, pharmacy and dental practice. There is also a bus stop immediately fronting the property on St. Lukes Road.

The property comprises a newly refurbished and extensively modernised two bedroomed detached bungalow positioned on a generous size plot with ample driveway parking and a single garage. The superbly presented and well proportioned accommodation has been finished neutrally throughout, offering potential for the future purchaser to put their own stamp on the property or develop further. Boasting high ceilings, double glazed windows, new carpets throughout, full rewire with new consumer unit and renewed central heating pipework and radiators. Noteworthy features include the lovely modern new kitchen (with its numerous integrated appliances and the refitted shower room).

The property is available with NO UPWARD CHAIN and an early viewing is highly recommended to appreciate the quality and finish of this refurbishment project.

Recess Entrance Porch with spotlight and decorative tiled floor.

Entrance / Through Hall

With modern vertical radiator. Access hatch to loft with drop down ladder, lighting and boarding.

Guest Cloakroom / WC

Modern white suite comprising low-level flush WC with concealed cistern and wash hand basin with cupboard beneath Towel radiator and recess spotlights. uPVC framed patterned double glazed window.

Lounge

12'10" x 10'9" (3.92 x 3.30)

uPVC framed double glazed window to the front and bay side window. Radiator.

Breakfast Kitchen

12'10" x 10'9" (3.92 x 3.30)

Refitted with an extensive range of modern base and wall mounted cupboards with the former finished in contrasting work surface. Comprising a 1 1/2 bowl sink unit and integrated dishwasher beneath drainer. Built-in fridge and freezer having matching cupboard fronts. Electric oven / grill with ceramic hob above and filter extractor hood over. uPVC framed double glazed window, recess spotlights and vertical radiator. seated alcove with cupboards above and below. Decorative herringbone patterned wood flooring, extending to...

Utility Room

7'1" x 4'7" (2.18 x 1.40)

Having matching base cupboards and worksurface. Recess with plumbing connection for a washing machine. Open shelving and recess spotlights. uPVC framed double glazed door and steps down to...

Conservatory

9'11" x 8'9" (3.04 x 2.68)

Having brick base wall with uPVC framed double glazed units above. French doors to rear garden. Radiator and wooden flooring. Power and light.

Bedroom One

10'11" x 10'9" (3.35 x 3.30)

Double size bedroom with uPVC framed double glazed bay window to the front. Radiator.

Bedroom Two

11'4" x 9'3" (3.47 x 2.82)

Double size bedroom with uPVC framed double glazed window with outlook to the rear garden. Radiator.

Newly fitted Shower Room

Walk-in fully tiled shower cubicle with mains feed chrome shower. Tiled shelved recess. Vertical radiator. Low-level flush WC with concealed cistern and inset wash hand basin having vanity cupboard below. Recess spotlighting and uPVC framed patterned double glazed window.

Outside

The bungalow is positioned on a generous size plot and set back from the road by a boundary wall and a front garden, largely finished to ornamental stone and artificial grass. Also attractive newly created raised borders. Double metal gates provide access off St. Luke's Road to a wide driveway, providing off-road parking for multiple vehicles. Detached concrete sectioned GARAGE (6.05 X 2.52) and garden shed. The wrap around rear garden includes a painted concrete patio area against the conservatory with sizeable lawn beyond. Further raised patio with store beneath. Outside hot and cold water taps and external sockets and lighting. Electric supply connection point for a vehicular charging unit.

Additional Information

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

EPC RATING: D

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 are connected. Drainage is to a septic tank positioned in the rear garden. The property is heated by a series of radiators served by a gas fired boiler positioned in the loft.

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 vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property, however Telford is an historic mining area and potential purchaser should make their own enquiries in regard to this.

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.

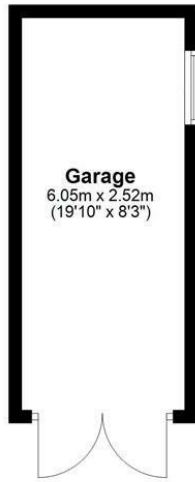
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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



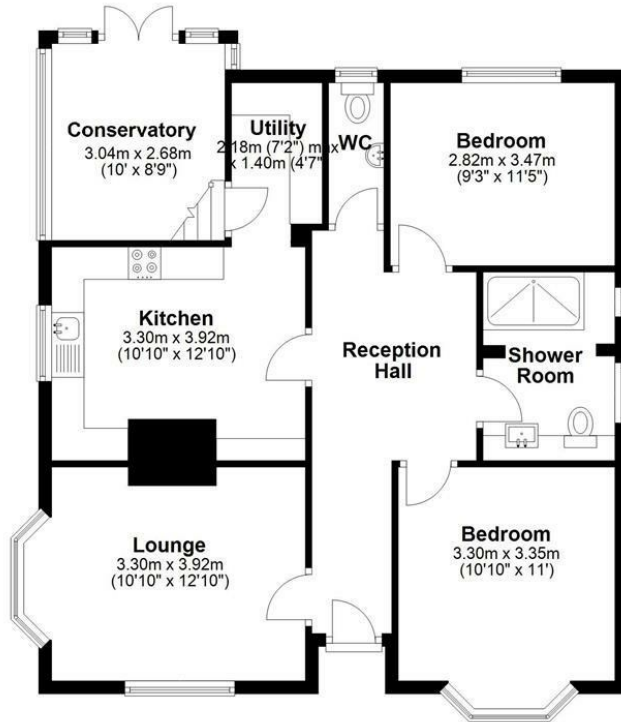


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		EU Directive 2002/91/EC



Ground Floor

Approx. 81.4 sq. metres (875.8 sq. feet)
(excluding Garage)



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.