Tempertons

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87 Ford Road, Newport, TF10 7TU
Offers In The Region Of £215,000

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The property is located on a popular road and about 1/2 a mile from situated within walking distance Newport High Street, with excellent local amenities including supermarkets, shops, medical and dental practices and other services. Telford (10 miles) Stafford (16 miles) and Shrewsbury (20 miles) are all within commuting distance and the A41 gives direct access to the M54 and West Midlands conurbation.

No. 87 is a well presented two bedroomed detached bungalow with a detached single garage, located in a well established residential area of Newport.

The property is available with no upward chain and benefits from gas central heating and double glazed windows throughout.

The accommodation in more detail comprises:-

uPVC framed and patterned double glazed entrance door.

Entrance/Through Hall
having radiator, shelved cupboard. Access hatch to loft with built-in ladder.

Lounge
15'3" x 11'8" (4.66 x 3.56)
having uPVC double glazed bay window with front aspect. Panelled radiator.

Kitchen
8'9" (max) x 8'9" (2.67 (max) x 2.67)
having a range of fitted base and wall mounted cupboards and comprising stainless steel 1 1/2 bowl sink unit with cupboard below and recess to the side suitable for a washing machine. Return worksurface with cupboard below. Electric Beko cooker, further matching cupboard and recess for a larder style fridge. Also second corner cupboard and five drawer unit. Pantry style shelved cupboard. Various matching wall cabinets, filter extractor over cooker and splash back tiling. uPVC framed double glazed window to the front.

Bedroom One
11'3" x 11'8" (3.44 x 3.56)
a double size room having uPVC framed double glazed window with rear aspect. Built-in double and single wardrobes. Radiator.

Bedroom Two
7'3" x 8'9" (2.22 x 2.67)
a single size bedroom with uPVC framed double glazed window with rear aspect. Built-in double wardrobe. Radiator.

Shower Room
walk in shower unit with mains fed chrome mixer shower. Low level flush W.C. Wash hand basin. uPVC framed patterned double glazed window. Radiator.

Outside
Open front garden to established lawn and shrubbed borders. Driveway parking for two cars leading to a detached single garage with up and over door to the front. Power and lighting. Courtesy side door to rear garden.

The enclosed rear garden is set out to slabbed patio with lawn beyond.

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

EPC RATING: C (72)

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding within the last five years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions that may affect the property.

COAL FIELDS/MINING: The vendor has confirmed that the property has not been affected by any mining related issues.

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.

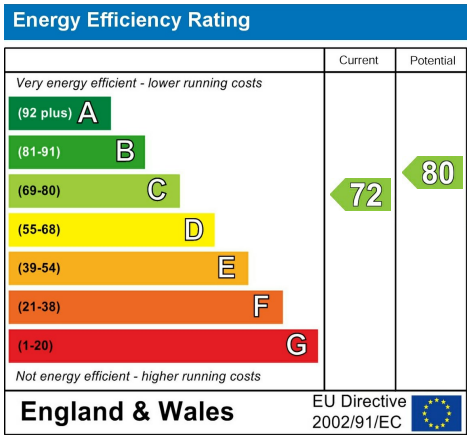


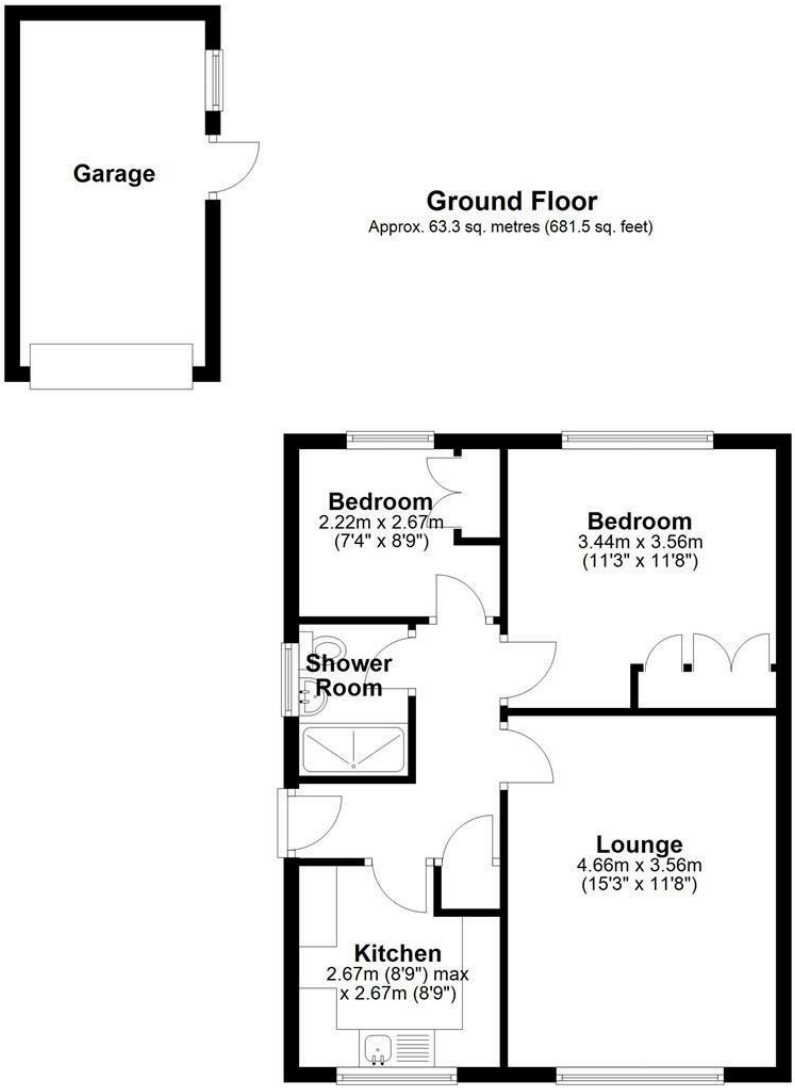










Total area: approx. 63.3 sq. metres (681.5 sq. feet)

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.