



**Estate Agents
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31 Boughey Road, Newport, TF10 7QD

Offers In The Region Of £235,000

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Available with No Upward Chain

No. 31 Boughey Road is a three bedroomed semi-detached house in a road of similar sized properties. With driveway parking, a small front garden and an enclosed rear garden, the location is ideal for those with families who enjoy walking to school and for anyone who wants to be within easy reach of shops and local amenities. Inside the property benefits from a downstairs cloakroom, a good sized lounge, a separate dining room and kitchen. Upstairs are three size bedrooms, one of which has a dressing room off, and a family bathroom

There are highly regarded schools in Newport with good OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

The double glazed and gas centrally heated accommodation is set out in further detail below:

Front door into...

Entrance Hall

Door to...

Cloakroom / WC

Having a wash basin with cupboard below and low-level flush WC. Side aspect double glazed window.

Lounge

19'1" x 10'11" (5.84 x 3.34)

Being of good size having two front aspect double glazed windows. Central fireplace incorporating a coal effect gas fire.

Dining Room

14'0" x 10'9" (4.27 x 3.28)

Having sliding patio doors to the rear garden. Radiator and storage cupboard. Door to...

Kitchen

9'0" x 7'10" (2.76 x 2.41)

Base and wall mounted units comprising cupboards and drawers with work surfaces above. Composite 1 1/2 sink with drainer. Freestanding cooker, washing machine and dishwasher. Rear aspect double glazed window.

Stairs from the Entrance hall rise to the first floor Landing, having hatch to loft and storage cupboard.

Main Bedroom

12'3" x 9'0" (3.75 x 2.75)

Double bedroom having a front aspect double glazed window and radiator. Door to...

Dressing Room

8'9" x 4'10" (2.68 x 1.49)

Having a front aspect double glazed window and fitted wardrobes.

Second Bedroom

10'9" x 8'3" (3.28 x 2.52)

Double bedroom having a rear aspect double glazed window and radiator.

Third Bedroom

7'11" x 7'8" (2.42 x 2.35)

Rear aspect double glazed window and radiator.

Bathroom

Being fully-tiled having a panelled bath with mains shower head above. Pedestal wash basin and low-level flush WC. Side aspect double glazed window and radiator.

Outside

To the front, gravelled and hardstanding areas provide ample off-road parking leading to a CARPORT and door to STORE (2.10 x 3.10) having power and light. The low-maintenance rear garden is landscaped to patio and gravelled areas with mature shrubs, being not directly overlooked. Outside tap.

Additional Information

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

EPC RATING: C (69)

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.

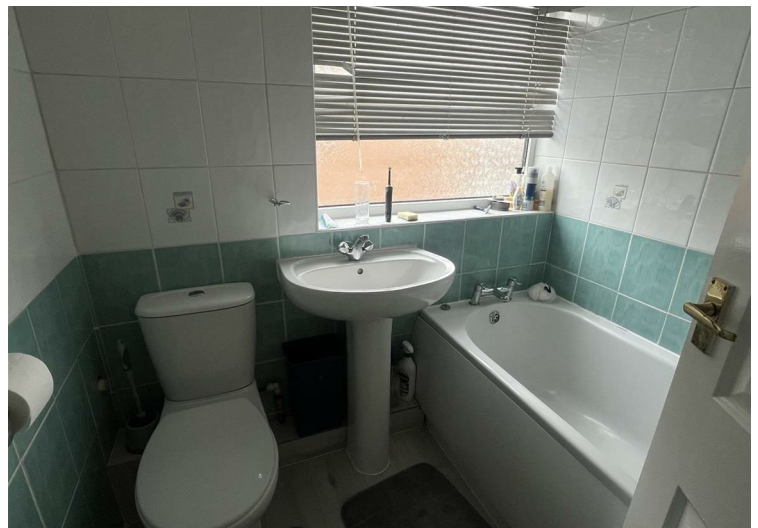
FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: Proceed from the Newport High Street towards Upper Bar. Take a right turning onto Wellington Road and after a short distance an additional right turning into Boughey Road. The property can be found on your right hand side before the turning for Gravelly Drive.

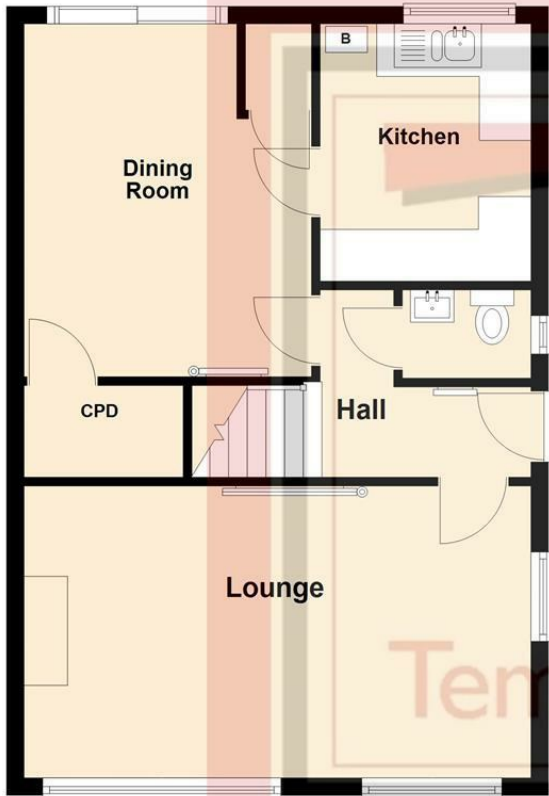




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

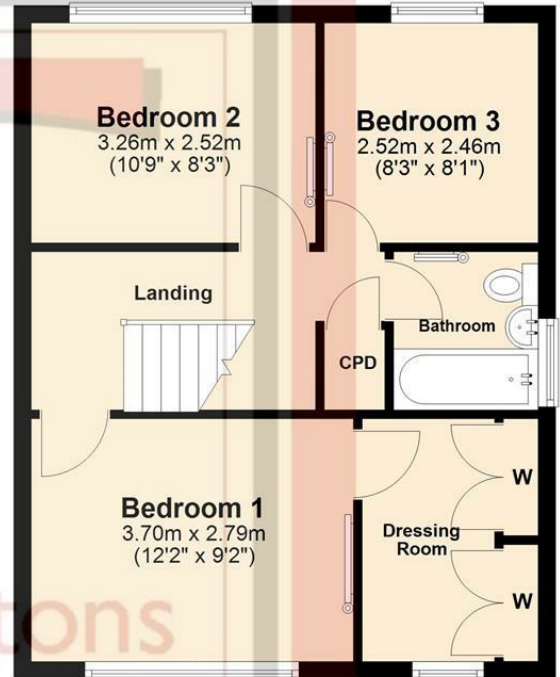
Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Total area: approx. 93.0 sq. metres (1000.6 sq. feet)

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.

31 Boughey Road, Newport

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.