



Helping *you* move



20 Audley Road, Newport, TF10 7DN

A good-sized mature 3-Bedroom Semi-Detached House very conveniently situated for Newport Town Centre and Schools - Offered with No upward Chain and a larger-than-average rear garden.

Offers in the Region of
£180,000

Overview

- Spacious Semi-Detached House
- 3 Bedrooms
- Lounge
- Ground Floor W.C.
- Dining Kitchen
- Family Bathroom
- Enclosed Rear Gardens
- No Upward Chain
- Double Glazing
- Gas Central Heating
- EPC E-47



Brief Description

A great opportunity to purchase a maturing semi detached house within walking distance of Newport Town Centre. The property has accommodation of: Entrance Hall, Lounge, Kitchen Dining Room, Rear Hall and access to Ground Floor W.C.

To the first floor there are Three Bedrooms and Bathroom.

To the front there is a hard standing and larger than average Garden to the rear. Offered to the market with No Upward Chain.

Location

The property is just 0.4 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance



Your **Local** Property Experts

01952 820239



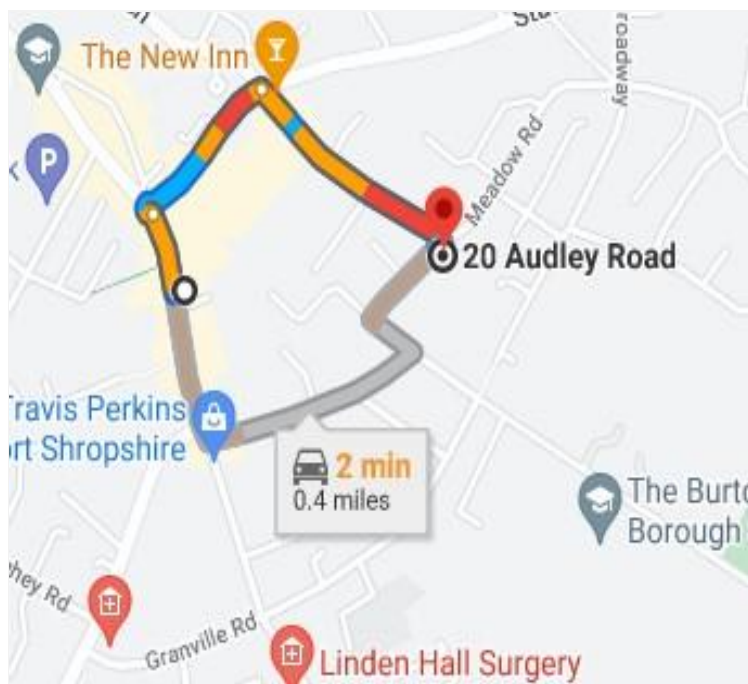
Useful Information

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

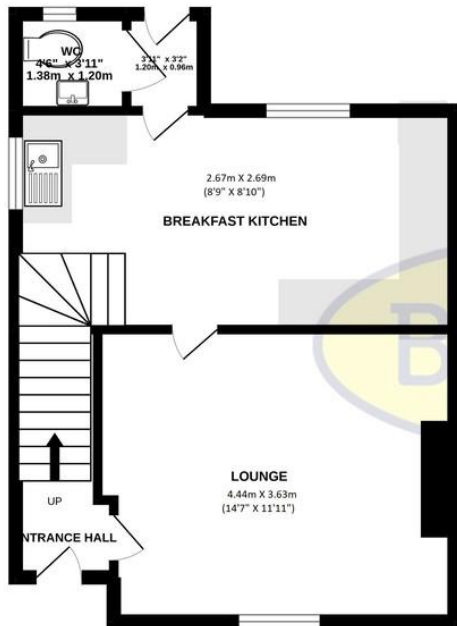


DIRECTIONS: From our office in the High Street, head north and at the mini roundabout, take the 2nd exit onto Stafford Street, turn right onto Audley Road where the property will be located on the left hand side as identified by our For Sale Board.

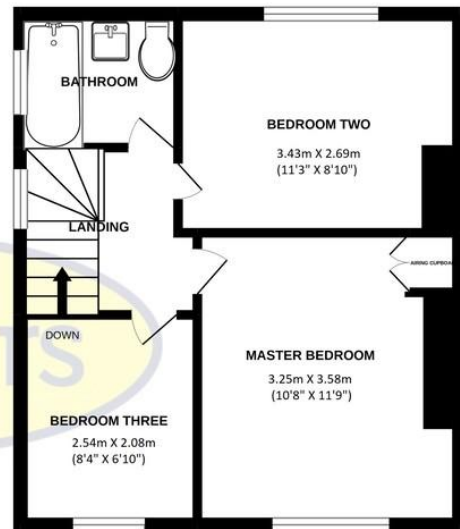
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR



1ST FLOOR



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Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820239

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENTS: 30 High Street,
Newport, TF10 7AQ | Tel: 01952 820239
Email: newport@barbers-online.co.uk**

