



Helping *you* move



4 St Nicholas Park, Newport, TF10 7GJ

A well located Two Bedroom Semi-Detached Property, ideal for First Time Buyers and Investors alike. With a Kitchen/Dining Room, Lounge as well as an Enclosed Garden and Driveway Parking.

Offers in the Region of
£210,000

4 St Nicholas Park, Newport, TF10 7GJ

Overview

- A Semi-Detached House
- Ideally Located for Newport Town Centre
- Two Double Bedrooms
- Suitable for First Time Buyers or Investors Alike
- Kitchen/Dining Room
- Ground Floor W.C.
- Lounge
- Bathroom
- Driveway Parking to the Front for Two Cars
- Enclosed Rear Garden with Patio
- EPC Rating - C, Council Tax Band B



BRIEF DESCRIPTION

Situated in an ideal location for Newport Town Centre, this Two Bedroom Semi-Detached Property would be suitable for both First Time Buyers and Investors alike.

With a Lounge, Kitchen/Dining Room and Ground Floor WC, it has plenty of living accommodation. The property also has Two Double Bedroom upstairs as well as a Bathroom.

Externally there is an Enclosed Garden to the rear and Driveway Parking to the front for Two Cars.

LOCATION

The property is just 0.2 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.



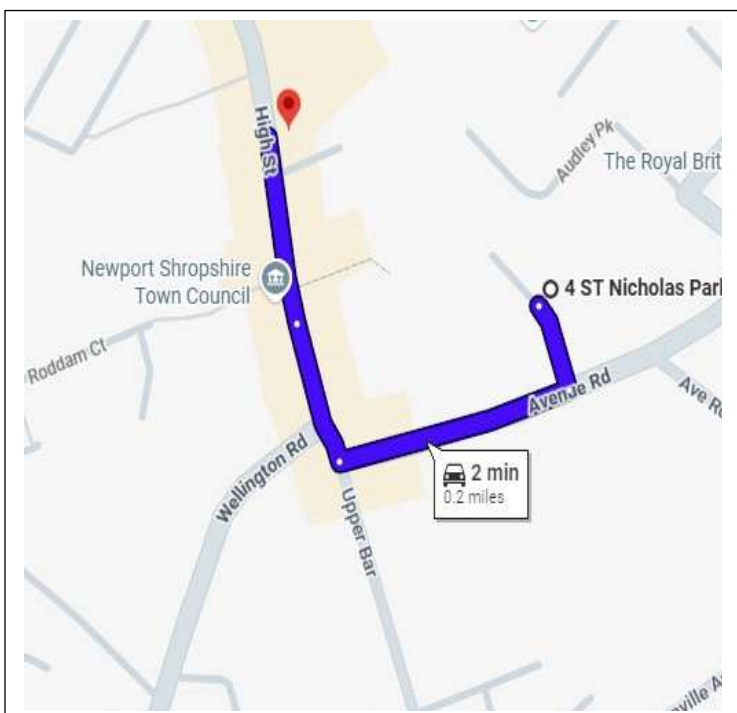
Your **Local** Property Experts
01952 820 239



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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

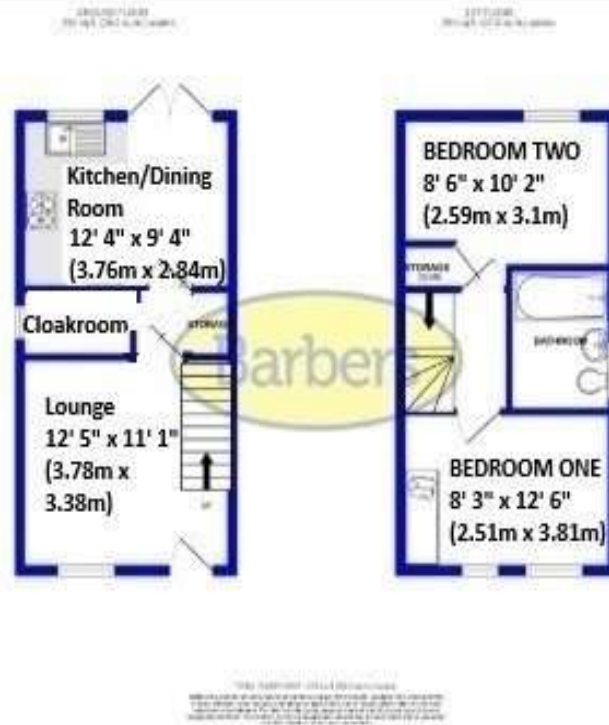
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport High Street, continue towards Upper Bar, turning left into Avenue Road. Turn left into St Nicholas Park where number 3 is the second property in, on the right hand side.

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



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 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



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.