



**Estate Agents
Letting Agents
Surveyors & Valuers**

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73 Hallcroft Gardens, Newport, TF10 7PP

Offers In The Region Of £220,000



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Newport offers a wealth of local amenities, including a range of supermarkets, independent and chain high street shops, thriving weekly market, leisure facilities and schools with excellent OFSTED reports, two of them being selective secondary schools. The property is ideally located within a mile of the A41, allowing for easy access to the larger towns of Stafford, Telford and Shrewsbury, with their mainline railway stations, links to the M6 and M54 and wider range of amenities.

The property is offered with NO UPWARD CHAIN, set out in further detail below;

Front door into...

Entrance Hall

Having a side aspect double glazed window and radiator.

Lounge

13'0" x 11'8" (3.98 x 3.56)

Having a front aspect double glazed window. Central electric fire and radiator. Door to...

Dining Room

10'4" x 9'0" (3.15 x 2.76)

With sliding doors to the rear garden. Radiator.

Kitchen

10'9" x 8'3" (3.30 x 2.54)

Base units comprising cupboards and drawers with contrasting work surfaces above. Two wall mounted cupboards. Stainless steel sink with drainer. Integrated oven and grill. Four ring gas hob with extractor hood above. Space for washing machine and fridge. Rear aspect double glazed window and external side door.

Stairs from the Entrance Hall rise to the first floor Landing, with side aspect window and hatch to loft.

Bedroom One

11'11" x 10'1" (3.65 x 3.09)

Double bedroom with front aspect double glazed window and radiator. Cupboard housing the combination boiler.

Bedroom Two

11'3" x 9'0" (3.45 x 2.75)

Double bedroom with rear aspect double glazed window and radiator.

Bedroom Three

8'8" x 8'0" (2.66 x 2.45)

Front aspect double glazed window and radiator.

Shower Room

Being partially tiled, having a main fed shower. Low-level flush WC and pedestal wash basin. Side and rear aspect double glazed windows. Towel radiator.

Outside

The property offers ample off-road parking on a block paved driveway. Gated side access leads to bin storage and door to STORE having a further door to the rear garden, set to gravelled and patio areas with scope for further landscaping. Useful brick STORE with power and light. Shed with power. 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: D (66)

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: From the High Street proceed past the church onto Lower Bar. At the roundabout, take the first left hand turning onto Salters Lane. Continue along this road passing the fire station on your right and the convenience store of your left. After the convenience store take a right into Broomfield Road and after a short distance turn right into Hallcroft Gardens and the property can be found on the right hand side.

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.

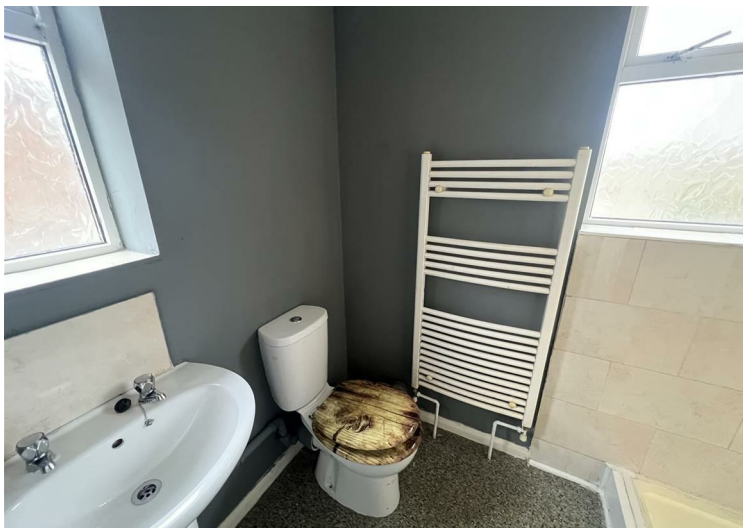
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.





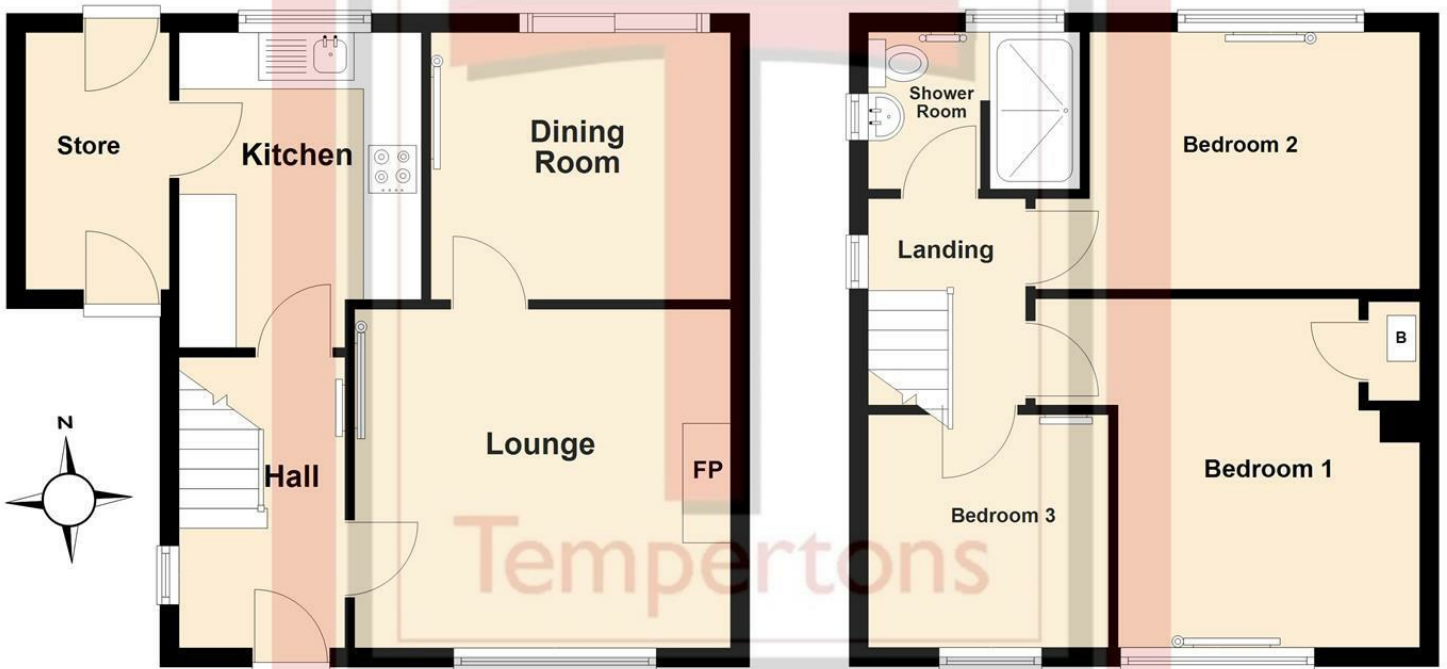
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
EU Directive 2002/91/EC		
England & Wales		

Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)

First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 78.8 sq. metres (848.4 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.

73 Hallcroft Gardens, 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.

