



**Estate Agents
Letting Agents
Surveyors & Valuers**

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2 Caldercrofts, Newport, TF10 7SP
Offers In The Region Of £325,000

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There are highly regarded schools in Newport, all with excellent 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 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

Having radiator and large shelved storage cupboard.

Cloakroom / WC

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

Lounge

20'1" x 11'10" (6.13 x 3.63)

Central brick feature fireplace and gas fire. Two radiators. Two front aspect double glazed windows.

Kitchen

10'9" x 10'6" max (3.30 x 3.22 max)

Modern base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer and integrated oven with 4 ring gas hob above and extractor over. Space for undercounter fridge, freezer, washing machine and dishwasher. Rear aspect double glazed window and door to rear garden. Radiator.

Dining Room

10'11" x 8'10" (3.34 x 2.70)

Having a full-height double glazed window and radiator.

Stairs from the Entrance Hall rise to the first floor Landing, having hatch to fully insulated loft and side aspect double glazed window. Cupboard housing central heating boiler.

Bedroom One

12'0" x 11'3" (3.68 x 3.43)

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

Bedroom Two

12'0" x 8'7" (3.67 x 2.64)

Double bedroom having a front aspect window and radiator.

Bedroom Three

11'1" x 8'11" (3.38 x 2.74)

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

Bedroom Four

10'10" x 8'7" (3.32 x 2.62)

Double glazed rear aspect window and radiator.

Shower Room

Being partially tiled, having a walk-in shower, pedestal wash basin and low-level flush WC. Side aspect double glazed window and radiator.

Outside

Ample off-road parking with lawns to the front and side AND EV charger. Attached GARAGE (5.51 x 2.87) having an up and over door to the front and side courtesy door to garden. Power and light.

Gated side access leads to the rear garden, set to lawn and patio areas. Greenhouse and outside tap.

Additional Information

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

EPC RATING: D (65)

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 Lower Bar and take a right turning down Water Lane. Turn left onto Vineyard Road and proceed along for a short distance, take the left turning into Caldercrofts and the property can be found on your 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.

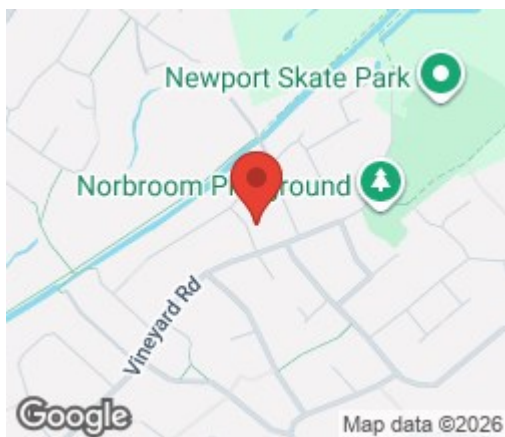
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

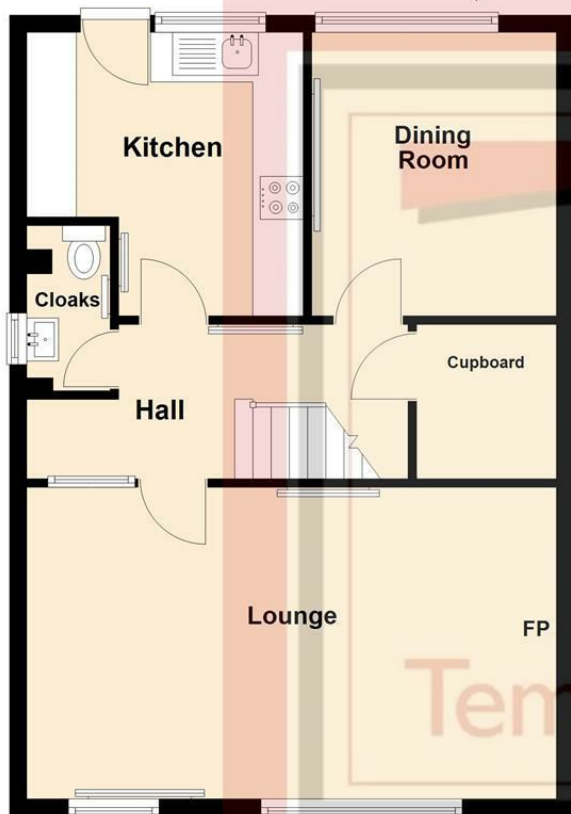




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales		EU Directive 2002/91/EC

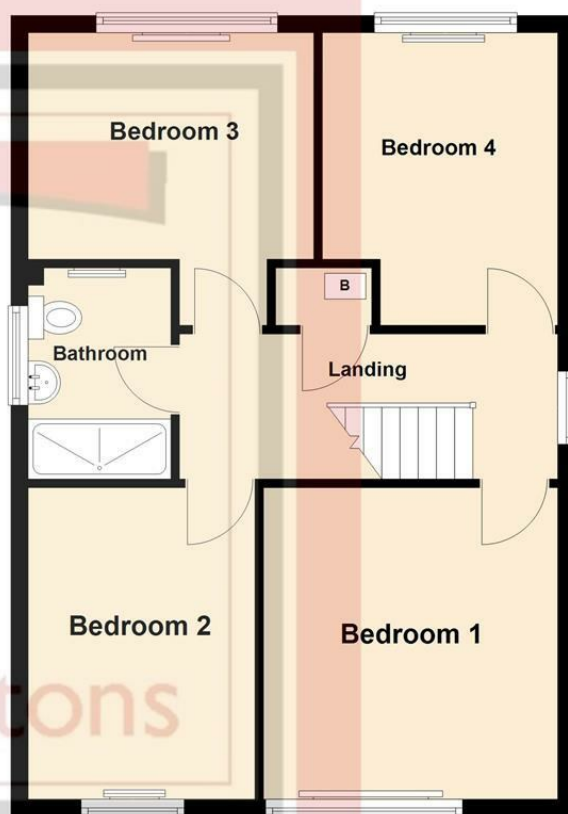
Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 110.2 sq. metres (1185.9 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.

2 Caldercrofts, 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.