



**Estate Agents
Letting Agents
Surveyors & Valuers**

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11 Victoria Park, Newport, TF10 7LQ

Offers In The Region Of £195,000

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Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 motorway and Wolverhampton.

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

Front door into...

Entrance Hall

Having a side aspect uPVC double glazed window and radiator. Meter cupboard.

Lounge

14'0" max x 12'5" (4.29 max x 3.81)

A generous room with front aspect bay window and central fireplace incorporating an electric fire. Radiator

Fitted-Kitchen

10'4" x 9'6" (3.17 x 2.92)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Space and plumbing provision for a washing machine. Space for an upright fridge freezer and oven. Rear aspect uPVC double glazed window and radiator. Understairs cupboard with side aspect window.

Dining Room

9'8" x 8'1" (2.96 x 2.48)

Having a rear aspect uPVC double glazed window and radiator. Storage cupboard.

Store

Off the kitchen, a useful storage area having power and light, external courtesy doors to the front and rear garden. Separate WC having a front aspect window.

Staircase from the Entrance Hall rises to the first floor Landing, having a side aspect uPVC double glazed window, hatch to loft and radiator.

Main Bedroom

12'7" x 10'9" (3.85 x 3.30)

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

Second Bedroom

10'9" x 10'0" (3.30 x 3.06)

Double bedroom having a rear aspect uPVC double glazed window and built-in wardrobe. Radiator.

Third Bedroom

9'2" x 7'10" max (2.80 x 2.40 max)

Having a front aspect uPVC double glazed window and over stairs cupboard. Radiator.

Bathroom

Partially tiled with a panelled bath. Pedestal wash basin and low-level flush WC. Rear aspect uPVC double glazed window. Cupboard housing the Ideal central heating boiler.

Outside

A pedestrian gate opens into the front garden, laid to slabs and lawn screened by a hedge (potential for off-road parking with the appropriate consents). The enclosed and spacious rear garden is set out to lawn, offering scope for further landscaping.

Additional Information

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

EPC RATING: D

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 vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: From the Newport High Street, proceed towards Lower Bar, straight over at the mini roundabout and then take a right turning onto Water Lane. Take a left turning onto Vineyard Road (One way) and then take a left turning onto Victoria Park. Following the road around past the Newport swimming baths and after a short distance the property can be found on your left.

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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 identification documents prior to the issue of sale confirmation.

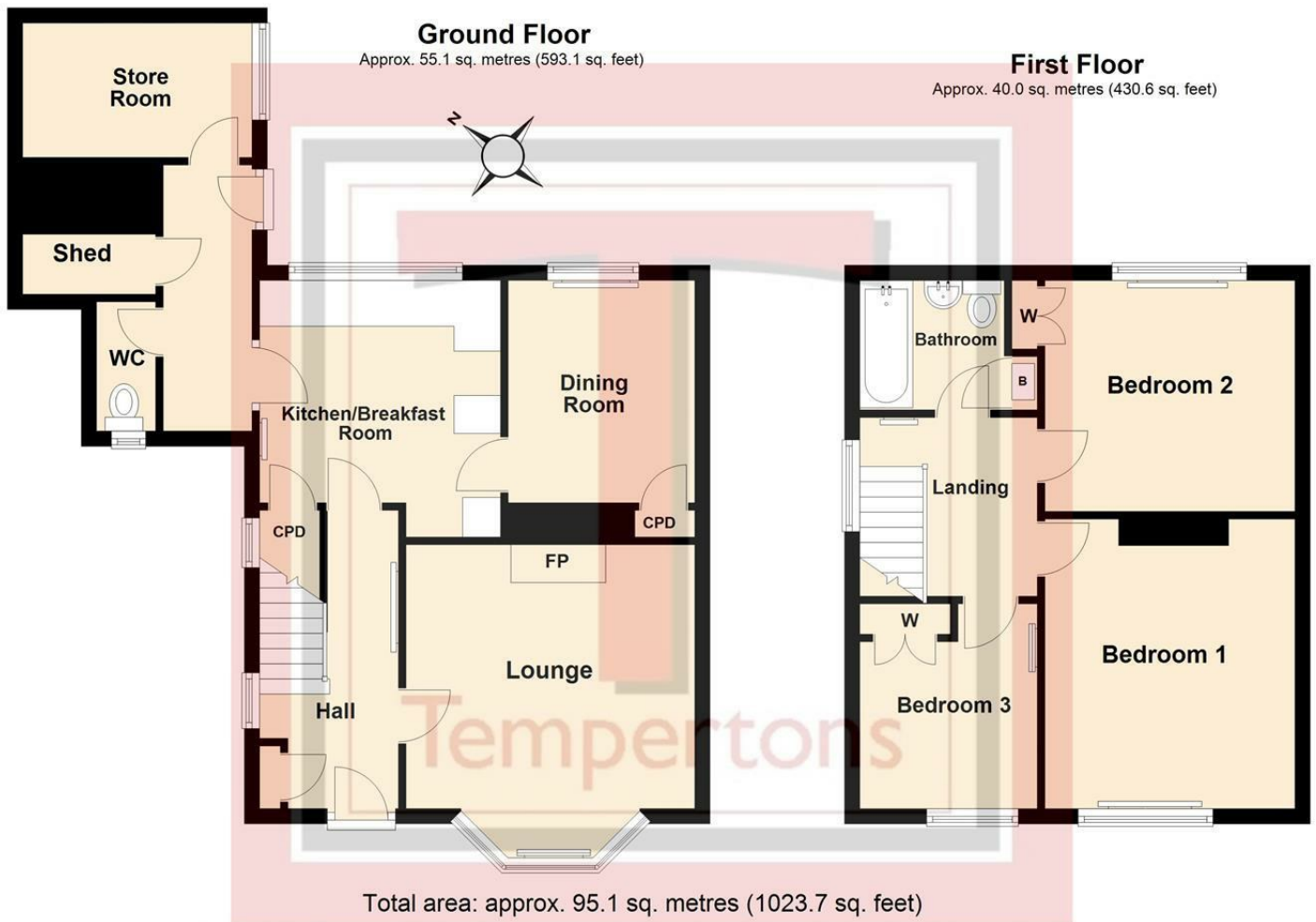
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	68	83
England & Wales		EU Directive 2002/91/EC



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.

11 Victoria Park, 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.

