



Helping *you* move



## 1 Dukes Way, St. Georges

Offered for sale with no upward chain, this well presented Semi-Detached Bungalow offers deceptively spacious two bedroom accommodation and is conveniently located just a short distance away from the central hub of the local community.

Offers in the Region of

**£175,000**



# 1 Dukes Way, St. Georges, Telford, Shropshire, TF2 9ND.

## Overview

- Semi-Detached Bungalow
- Lounge
- Fitted Kitchen
- Shower Room and Toilet
- Two Bedrooms
- Driveway Parking
- Gardens to front & rear
- Gas Central Heating
- Double Glazing
- No Upward Chain
- EPC D Council Tax B



## Location

Situated in the established residential locality of St. Georges, close to the central hub of the community with multiple convenience shops, takeaways, veterinary surgery, Public House, Church and Primary School. The neighbouring Town of Oakengates offers a range of Shops, leisure centre and secondary school, whilst the Telford Town Centre is approximately 2 miles distant and offers an excellent range of shops and leisure facilities

## Brief Description

This well presented Semi-Detached Bungalow, decorated in neutral tones throughout, is entered in through a Lobby with useful Boot / Utility Room off to the left and further walk-in storage cupboard; door providing access into the rear garden and off to the right is a step up into a recessed Porch with entrance door providing access into the L shaped Entrance Hall. To the front is the fitted Kitchen which offers a good range of white fronted drawers, base and wall mounted units with complementary working surfaces, free standing cooker and dishwasher, space and provision for an under counter appliance and window overlooking the front garden.



The Lounge has a good sized picture window providing plenty of natural light; attractive fireplace with electric fire. The Two Bedrooms are located overlooking the rear garden, again through good sized picture windows and both rooms benefit from built-in storage cupboard. There is a Shower Room with white suite of electric shower with half height doors and wash hand basin, window to the side; separate toilet again with window to the side. The bungalow benefits from gas central heating and double glazing.

Externally, the bungalow is approached over a driveway with adjacent lawned garden and hedging to the side boundary. From the internal lobby a door provides access through into the rear garden with side paved area, useful for bin storage etc. and paving continues around into the lawned rear garden.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band B

#### SERVICES

We are advised that mains water, drainage, gas and electricity 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.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From the centre of Oakengates proceed around the ring road and at the mini roundabout proceed up Station Hill in the direction of St. Georges. At the roundabout at the top of the hill turn left into Gower Street and take the second right into Dukes Way and then first right where the bungalow will be found immediately on your left hand side.

#### METHOD OF SALE

For Sale by Private Treaty.

WE34629.291123

#### 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



Made with Metropix 02023

All measurements quoted are approximate:

**LOUNGE** 17' 3" x 11' 9" (5.26m x 3.58m)

**KITCHEN** 9' 8" x 9' 8" (2.95m x 2.95m) max.

**BEDROOM ONE** 13' 1" x 9' 6" (3.99m x 2.9m)

**BEDROOM TWO** 9' 9" x 9' 8" (2.97m x 2.95m)

**SHOWER ROOM** 5' 3" x 4' 6" (1.6m x 1.37m)

**TOILET** 5' 3" x 2' 6" (1.6m x 0.76m)

**BOOT / UTILITY ROOM** 9' 1" x 5' 4" (2.77m x 1.63m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## 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 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@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.