



Helping *you* move



57 Newport Road, Edgmond, TF10 8HQ

A well located Two Bedroom Bungalow in the village of Edgmond, with good internal accommodation and a rural outlook to the rear. Internally you will find Two Bedrooms, Lounge, Bathroom, Kitchen and Two Conservatories, and externally a good Driveway and a Private Garden with Views over Fields.

Offers in the Region of
£270,000

57 Newport Road, Edgmond, TF10 8HQ

Overview

- Semi-Detached Bungalow
- Two Bedrooms
- Village Location
- Lounge Dining Room
- Kitchen
- Two Conservatories
- Bathroom
- Lawned Gardens with Countryside Views
- Parking
- Garage/Store
- Double Glazed Windows
- EPC Rating – D
- Council Tax Band C



BRIEF DESCRIPTION

A charming Two Bedroom Bungalow situated in the desirable village of Edgmond. Offering a Rural Outlook while still being well placed for local amenities, you will find Two Double Bedrooms inside as well as a large, light-filled Lounge. A separate Kitchen, Bathroom with Walk-In Shower, and Two Conservatories complete the internal accommodation.

Externally, you'll find a Driveway with space for Several Cars, and to the rear a Garden with Rural Views and Garage/Store.

LOCATION

The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office. The larger town of Newport has a selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities. Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford. Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.



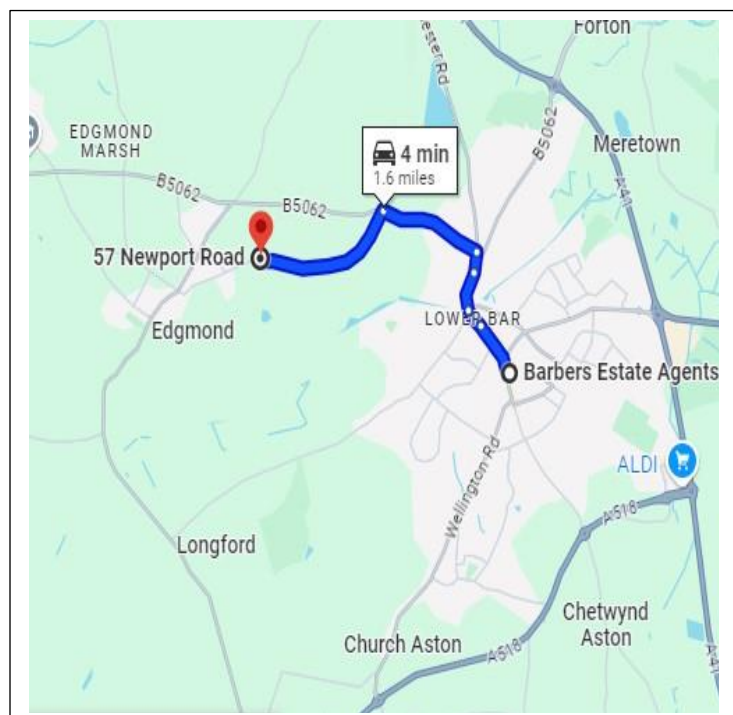
Your **Local** Property Experts
01952 820 239



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 the property has all mains services 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/>

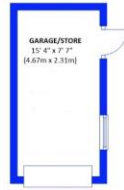
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office proceed through Newport High Street down past the Church into Lower Bar, continue straight over the mini island. Take the left turning into B5062 signposted Edgmond. Turn first left into Newport Road and continue for 0.6 miles and the property will be located 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: 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Ground Floor
Approx. 74.0 sq. metres (796.6 sq. feet)



Total area: approx. 74.0 sq. metres (796.6 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanCAD.

57 Newport Road, Edgmond, Newport



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

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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.