Aqueduct Road, Aqueduct, Telford, Shropshire   **£109,995**

YOUR MOVE

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Property Description

A CHARMING COTTAGE OFFERING REFURBISHMENT POTENTIALwith accommodation comprising, porch, lounge, dining room, wetroom/wc and kitchen to the ground floor with two bedrooms to the first floor. Externally there are substantial gardens to the front and rear as well as a garage. EPC grade E.
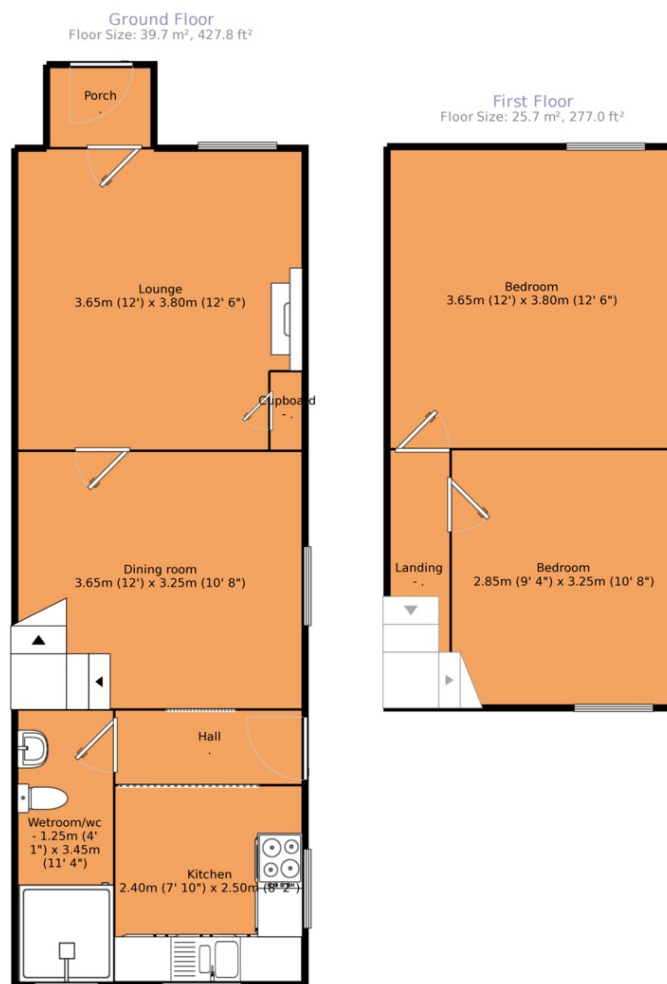
Our View

A charming cottage with substantial gardens which will benefit from internal refurbishment and offered with no upward chain.

Location

Situated in the established and peaceful Aqueduct Road area of Aqueduct and benefitting from bus routes and road links to nearby Dawley town centre for shopping and leisure facilities.

EPC Grade E
For full EPC please contact the branch

Ground Floor
Floor Size: 39.7 m², 427.8 ft²

Porch

Lounge
3.65m (12') x 3.80m (12' 6")

Cupboard
- .

Dining room
3.65m (12') x 3.25m (10' 8")

Hall
.

Wetroom/wc
- 1.25m (4' 1") x 3.45m (11' 4")

Kitchen
2.40m (7' 10") x 2.50m (8' 2")

First Floor
Floor Size: 25.7 m², 277.0 ft²

Bedroom
3.65m (12') x 3.80m (12' 6")

Landing
- .

Bedroom
2.85m (9' 4") x 3.25m (10' 8")

Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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