



Property Details

Council Tax Band:

In summary the accommodation includes:

Ground Floor:

Entrance Hall

Spacious Open Plan Kitchen/Lounge with double doors to the garden. The kitchen includes cooker, hob, fridge, freezer and washing machine. W.C.

First Floor:

Bedroom 1

Bedroom 2

Main Bathroom

Second Floor:

Bedroom 3 With En-suite shower Room

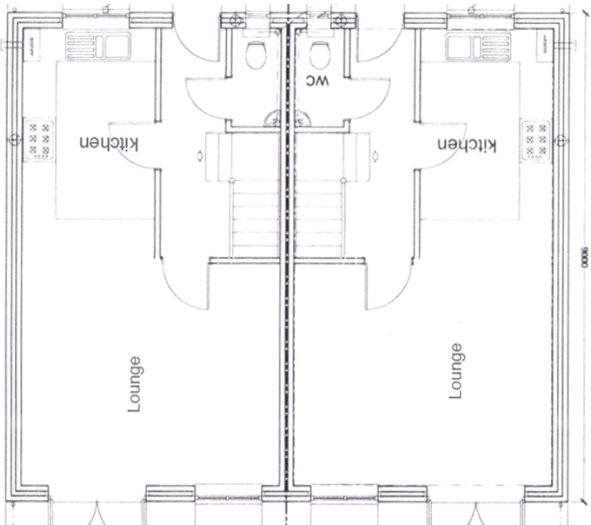
Bedroom 4

Bedroom 5

The property also has the benefit of UPVC double glazing and gas central heating. Outside there is a good parking area and a maintained rear garden.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93	(92-100) A		95
(81-91) B			(81-91) B	86	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)



Viewing by appointment only

Newport: 2 Wellington Road, Newport, Shropshire, TF10 7HD **T:** 01952 825987

Telford: 2 Wellington Road, Newport, Shropshire, TF10 7HD **T:** 01952 641515

E: info@letsmovepropertymanagement.co.uk **W:** www.letsmovepropertymanagement.co.uk