



Bayley Road Wellington Telford TF1 2JS

Offers in the Region Of
£160,000

Two-bedroom home which is available immediately with no chain. The property comprises of a brand-new kitchen with built in oven and hob plus small pantry cupboard, lounge with new carpet. Upstairs with two good sized bedrooms (one with new carpet) and the family bathroom which has a shower above the bath. Enclosed rear garden with outside storage room which has plumbing for washing machine. Good size front garden with secure driveway parking for 2/3 cars. GCH with combi boiler and UPVC windows and doors. Close to Wellington centre, M54 access and PRH. Council Tax Band A, EPC Rating C. PLEASE EMAIL FOR A VIEWING Julia@juliaweston.co.uk

- TWO BEDROOM HOME
- LOUNGE WITH NEW CARPET
- BATHROOM
- EPC

- BRAND NEW KITCHEN
- TWO DOUBLE BEDROOMS
- UPVC WINDOWS AND DOORS

Bayley Road, Telford, Shropshire, TF1 2JS

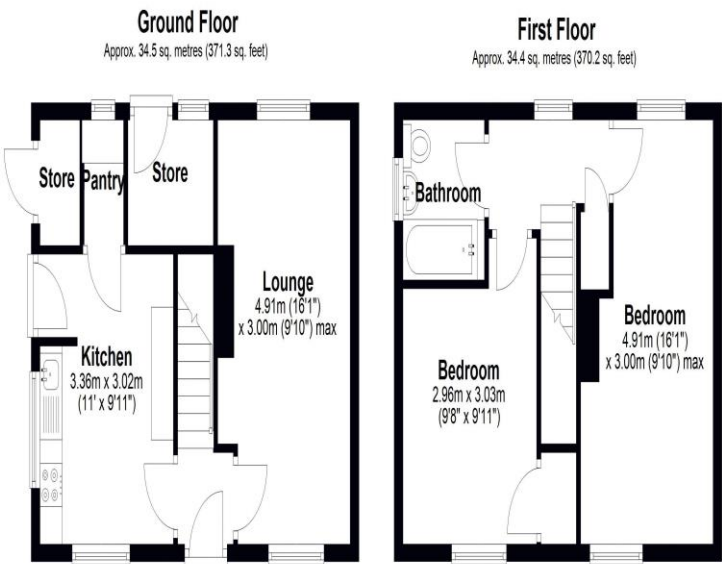
Kitchen 11' 0" x 9' 11" (3.35m x 3.02m)

Lounge 16' 1" x 9' 1" (4.90m x 2.77m)

Bedroom 1 16' 1" x 9' 10" (4.90m x 2.99m)

Bedroom 2 9' 8" x 9' 11" (2.94m x 3.02m)

Gardens



Total area: approx. 68.9 sq. metres (741.5 sq. feet)



Energy performance certificate (EPC)

27 Bayley Road
Arleston
TELFORD
TF1 2JS

Energy rating

C

Valid until:

2 February 2035

Certificate number:

6635-0322-2400-0777-6206

Property type

Semi-detached house

Total floor area

65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |