

# Town & Country

Estate & Letting Agents



**Lyndhurst New Road, Newtown, SY16 1AS**

**Auction Guide £150,000**

TO BE SOLD AT AUCTION ON 28TH AUGUST 2025. A SUPERB DEVELOPMENT AND INVESTMENT OPPORTUNITY. Town and Country Property Auctions are pleased to present this four bedroomed mid terraced property in need of renovation. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property. Unconditional lot, Buyers Premium Applies at 5% plus VAT (subject to a minimum of £5000 plus VAT).



### Directions

From our Oswestry office proceed out of the town and follow the road towards Welshpool and Newtown. Proceed along passing Welshpool towards Newtown. On entering Newtown keep on the main road (New Road) through the centre where the property will be found on the left between the sets of traffic lights.

### Accommodation Comprises

#### Porch

With part glazed door to the front and decorative quarry tiled floor.

#### Hall

Stairs to first floor landing, radiator and coving to ceiling.

#### Lounge 12'0" x 13'10" (3.68m x 4.22m )



Front aspect bay window, radiator, floor board, picture rail and coving to the ceiling. Open fireplace with decorative mantel and stone surround.

#### Fireplace

#### Dining Room 12'0" x 11'8" (3.66m x 3.56m )



Adams style fire surround with gas fire inset, alcove cupboard and archway to kitchen.

#### Kitchen 15'5" x 10'10" (4.7m x 3.31m )



Base and wall units, sink and drainer with mixer tap over, gas boiler, door to the rear and door to the cellar. Window to the rear.

#### Cellar

#### Landing



Stairs off.



### **Bathroom 6'6" x 10'9" (2m x 3.3m)**



Window to the side, pedestal wash hand basin with mixer tap over, WC, panel bath with electric shower over, tiled floor and radiator.

### **Bedroom One 13'6" x 13'11" (4.13m x 4.25m )**



Bay window to the front and radiator.

### **Bedroom Two 6'8" x 11'9" (2.08m x 3.59m)**



Window to the rear and radiator.

### **Second Landing**

### **Bedroom Three 9'5" x 11'10" (2.88m x 3.61m )**



Window to the rear and radiator.

### **Bedroom Four 13'10" x 15'6" (4.23m x 4.73m )**

Window to the front and radiator.

### **Garden**

Good sized garden with potential for landscaping.

### **Additional Photo**



### **Garage**



### **Services**

The agents have not tested the appliances listed in the particulars.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

### **Guide Price and Reserve Price**

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

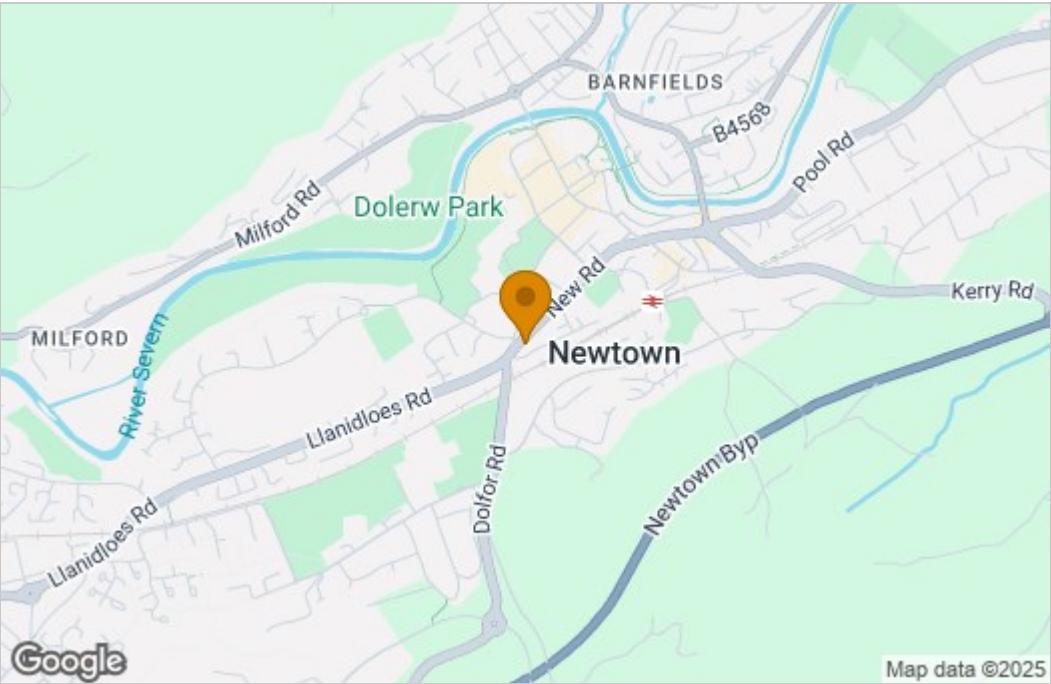
### **To Make a Pre-Auction Offer**

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

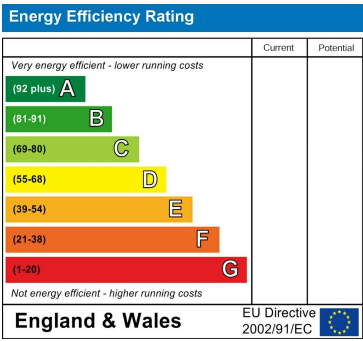


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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