



27 Brookside Avenue, Newport.

Offers in the region of **£260,000**

This traditional 3 Bedroom semi-detached family home is situated within a popular residential area, within walking distance to the local schools, the nearby park and all Newport's amenities. This property has been well maintained by the current owners for over 20 years and provides the perfect opportunity for further modernisation and for someone to really make it their own.

Briefly comprising Entrance Hallway, Lounge, Dining Room, fitted Kitchen, Downstairs W.C., pleasant Conservatory, three Bedrooms and Family Bathroom (with separate bath and shower), externally there is a good-sized garden to the rear, ample driveway parking and a Garage. GFCH and uPVC D.G. throughout. EPC rating TBC and Council Tax Band C.

27 Brookside Avenue Newport Shropshire

Property entered via uPVC door under storm porch in to

Entrance Hallway provides access to the

Lounge 12' 9" x 11' 6" (3.88m x 3.50m)

Dining Room 11' 3" x 10' 0" (3.43m x 3.05m)

Kitchen 11' 0" x 8' 1" (3.35m x 2.46m)

Conservatory 10' 5" x 8' 9" (3.17m x 2.66m)

Upstairs to the first floor landing which provides access to all Bedrooms and Family Bathroom.

Bedroom 1 14' 3" x 10' 5" (4.34m x 3.17m)

Bedroom 2 11' 5" x 10' 6" (3.48m x 3.20m)

Bedroom 3 9' 7" x 7' 4" (2.92m x 2.23m)

Family Bathroom 8' 4" x 7' 2" (2.54m x 2.18m)

Externally

To the front of the property is a block paved driveway providing ample parking and leading to the Detached Garage which is situated to the rear of the property and accessed via double wooden gates. To the rear of the property is an attractive garden being mainly laid to lawn and having mature borders and paved patio areas. There is a greenhouse and raised vegetable beds to the bottom of the garden.

Detached Garage 17' 5" x 8' 7" (5.30m x 2.61m)

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

What every agent has been made to ensure the accuracy of the figures contained here, measurements of areas, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appearance shown have not been tested and its guarantee is to the best of our ability or directly call for them. Made with Metapic CD23

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PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
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