



6 Fair Oak, Newport.

Offers in the Region of **£249,950**

This spacious, three Bedroom, link-detached property is situated in a popular and established residential area and benefits from recent redecoration and new carpets throughout. Being sold as a blank canvas with no upward chain, it offers the new owner the perfect opportunity to really put their own stamp on it and create the perfect family home. Situated within easy reach of all Newport's acclaimed schools and nearby amenities, it is also convenient for transport links, whilst being in a lovely cul-de-sac location. Briefly comprising Entrance Porch, Lounge (with bay window), re-vamped Kitchen/Dining room, Lean-to Conservatory, three Bedrooms and modern Family Bathroom. Externally there is driveway parking to the front, gardens to the front and rear and an Integral Garage. Gas C.H. and uPVC D.G. NO UPWARD CHAIN! Council Tax Band C. EPC Rating D.

6 Fair Oak Newport Shropshire

Property entered via partially glazed uPVC door into

Entrance Porch leading in to

Lounge 14' 9" x 13' 3" (4.49m x 4.04m)

Stairs leading to the first floor landing which gives access to the Bedrooms and Family Bathroom

Kitchen/Dining Room 14' 9" x 10' 8" (4.49m x 3.25m)

Lean-to Conservatory 15' 1" x 8' 2" (4.59m x 2.49m)

Bedroom 1 12' 2" x 8' 7" (3.71m x 2.61m)

Bedroom 2 10' 10" x 8' 7" (3.30m x 2.61m)

Bedroom 3 8' 10" x 6' 0" (2.69m x 1.83m)

Family Bathroom 5' 11" x 6' 5" (1.80m x 1.95m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Integral Garage 23' 4" x 8' 6" (7.11m x 2.59m)
Up and over door to the front. Pedestrian door to the rear and door to the Kitchen/Dining Room.
Electric power and lighting.

Externally

To the front of the property is a well maintained front lawn with driveway leading to the Integral Garage. To the rear is an enclosed garden with lawned and graveled areas.



TOTAL FLOOR AREA: 1081 sq ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the above measurements, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans in the attached prospectus only should be used as a guide by any prospective purchaser. The services, fixtures and fittings shown on the plans are not guaranteed and no guarantee is made as to their availability or efficiency over the period of the contract.

Barker Healey

PROPERTY



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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.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.