



## 6 Marsh Road, Edmond Marsh

Offers in the Region of **£435,000**

Being situated in the lovely, picturesque area of Edmond Marsh, this 3 Bedroom detached bungalow sits in a sizeable plot and offers ample driveway parking and a Detached Garage. Having recently been renovated, it benefits from a newly fitted Kitchen, (with integrated oven and hob) a newly fitted Bathroom, (with shower over bath) a new C.H. boiler, re-decoration and new flooring throughout.

Briefly comprising sizeable Kitchen/Diner, large Lounge, 3 Bedrooms and Bathroom, there is further scope for landscaping of the front and rear gardens and the opportunity to make this spacious property a beautiful home. It is within easy reach of local village primary school, two pubs, the post office/shop and also just a short drive from Newport town itself. NO UPWARD CHAIN! Gas C.H. throughout. Council tax band C. EPC D rated.

# 6 Marsh Road Newport Shropshire

**Property entered via** front door into entrance hallway which provides access to all rooms.

**Lounge** 17' 0" x 11' 1" (5.18m x 3.38m) (max)

**Kitchen/Diner** 14' 0" x 12' 0" (4.26m x 3.65m)

**Bedroom 1** 15' 0" x 9' 1" (4.57m x 2.77m)

**Bedroom 2** 12' 0" x 11' 0" (3.65m x 3.35m)

**Bedroom 3** 9' 1" x 7' 1" (2.77m x 2.16m)

**Bathroom** 10' 1" x 6' 1" (3.07m x 1.85m) (max)

## Externally

To the front are low level, double wrought iron gates which provide access onto the large driveway which leads to the Garage. To the fore of the property is a lawned garden with mature hedging at the perimeter and a block paved pathway to the front door. The rear garden may be accessed from both sides via pedestrian wrought iron gates and is mostly laid to lawn.

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Shropshire, TF10 7AN

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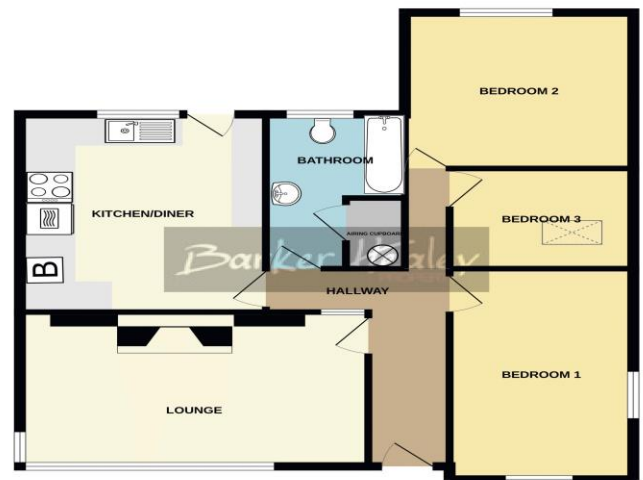
Web: [www.barkerhealey.co.uk](http://www.barkerhealey.co.uk)

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Detached Garage** 18' 9" x 8' 1" (5.71m x 2.46m)  
Up and over door to the front. Electric lighting and power.

**Adjoining brick built store** 8' 1" x 4' 6" (2.46m x 1.37m)  
Electric lighting.

GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



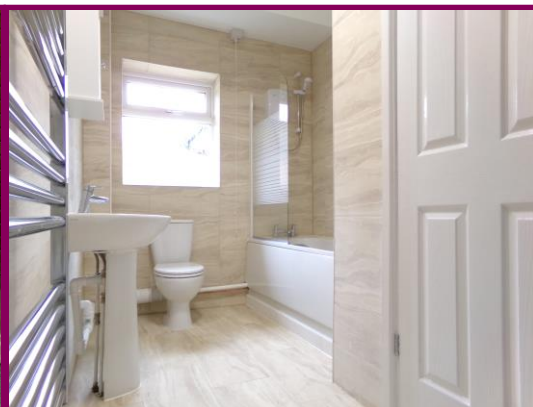
TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of ground conditions, areas and site lines are approximate and no responsibility is taken for any discrepancy between the floorplan and the actual property. The services, systems and appliances shown have not been tested and no guarantee is given. Please refer to the contract for details.

# 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.