



18 Longford Road, Newport.

Offers in the region of **£330,000**

This perfectly located, three Bedroom detached Bungalow is situated just a stone's throw from Newport High Street and has been updated by the current owners to a high standard offering flexible living accommodation. Benefitting from such perks as a newly fitted Kitchen, En-suite W.C. to the Master Bedroom, Detached Garage and lovely enclosed garden, it is ready for the next owner(s) to move in and enjoy!

Briefly comprising Entrance Hallway, contemporary Kitchen, large Lounge (with dining space and bay window), three Bedrooms, (Master with En-suite W.C.) and modern Family Bathroom, there is a good sized driveway leading to the Detached Garage and are gardens to the front and rear. Gas C.H. & uPVC D.G. throughout. Council Tax Band D. EPC rating D.

18 Longford Road Newport Shropshire

Property entered via front door into

Entrance Hallway 9' 0" x 3' 4" (2.74m x 1.02m)

Kitchen 11' 8" x 8' 5" (3.55m x 2.56m)

Lounge 18' 8" x 14' 8" (5.69m x 4.47m)

Master Bedroom 13' 9" x 8' 6" (4.19m x 2.59m)

En-suite W.C. 4' 2" x 4' 2" (1.27m x 1.27m)

Bedroom 2 14' 1" x 8' 6" (4.29m x 2.59m)

Bedroom 3/Dining Room 11' 0" x 8' 5" (3.35m x 2.56m)

Family Bathroom 11' 4" x 5' 8" (3.45m x 1.73m)

Detached Garage 18' 0" x 8' 9" (5.48m x 2.66m)

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Up and over door to the front. Electric power and light.

Externally

To the front of the property is an attractive lawned garden with driveway leading down the side of the property to the Detached Garage. Side gate providing access to the rear garden.

To the rear is an enclosed garden with lawn and hard standing area with green house and patio nearest to the house. Outside water tap.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability thereof are never tested and no guarantee is to be given in connection therewith.

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.