



## 6 Chancery Court, Newport.

Offers in Region of **£229,995**

This three storey town house benefits from all the modern conveniences you would expect and has been well maintained over the years. Being close to Newport town centre and the picturesque canal, but nicely tucked into the quiet cul-de-sac of Chancery Court, it offers a large Master Bedroom with En-suite, ample built in storage space, Downstairs W.C., South-facing garden and Garage, to name but a few of the perks!

Briefly comprising Kitchen, Lounge/Dining Room, Downstairs W.C., 3 Bedrooms, Bathroom and Master En-suite, there is a low maintenance enclosed garden, driveway parking for two vehicles and a Garage. Gas C.H. & uPVC D.G. throughout. Council tax band B, EPC rating C.

# 6 Chancery Court Newport Shropshire

## Property entered via

composite door to the front under storm porch and into entrance hallway which provides access to all downstairs rooms and stairs to first floor.

**Kitchen** 9' 7" x 6' 3" (2.92m x 1.90m)

**Lounge/Dining Room** 17' 3" x 12' 10" (5.25m x 3.91m) (max into bay)

**Downstairs W.C.** 5' 2" x 2' 8" (1.57m x 0.81m)

## Upstairs to

first floor landing which provides access to Bedrooms 2 & 3 and Bathroom. Carpeted. Door to useful built-in storage cupboard.

**Bedroom 2** 12' 11" x 8' 4" (3.93m x 2.54m) (max)

**Bedroom 3** 9' 3" x 6' 7" (2.82m x 2.01m)

**Bathroom** 6' 4" x 6' 4" (1.93m x 1.93m)

## Upstairs to

second floor landing which allows access to the Master Bedroom. Carpeted. Door to airing cupboard containing pressurised hot water tank with wooden shelving over for storage. Door to built-in eaves storage space. Velux opening roof window.

**Master Bedroom** 14' 0" x 2' 9" (4.26m x 0.84m) (max into eaves)

**Master En-suite** 6' 6" x 5' 3" (1.98m x 1.60m)

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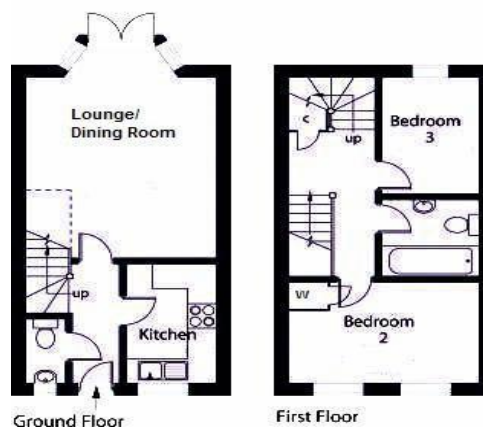
## Outside

To the front is a paved pathway leading to the door and having lawned areas to either side with a border under the Kitchen window containing shrubs.

A further paved pathway leads up the side of the house to a pedestrian timber gate which allows entry to the rear garden. The enclosed, low maintenance, rear garden is South-facing and comprises a circular patio nearest to the property, edged with bark chipping borders to the perimeter which contain plants.

**Garage** 17' 7" x 8' 2" (5.36m x 2.49m)

Situated in a block of four, furthest away from the house. Up and over door to the front. Tandem tarmac driveway to the fore allowing parking for two vehicles.



# Barker Healey

PROPERTY



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