



13 Laurel Drive, Newport.

Offers in the region of **£255,000**

Being situated on a lovely quiet cul-de-sac close to Newport town centre, this mature 3 Bedroom semi-detached home benefits from 3 reception rooms, a Downstairs W.C., a good sized west-facing rear garden and a 16ft Garage with electric roller door. In need of some cosmetic updating, it provides the perfect opportunity for the next owner(s) to create a beautiful family home.

Briefly comprising Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Downstairs W.C., 3 double Bedrooms and Shower Room, externally there is driveway parking for two vehicles which leads to the Garage, as well as very pleasant gardens to the front and rear. Offered with NO UPWARD CHAIN, it is within easy reach of all Newport's shops, schools and amenities and was also fitted with a new gas C.H. boiler in recent years. uPVC D.G. throughout. Council tax band C. EPC rating TBC.

13 Laurel Drive Newport Shropshire

Property entered via door to the side of the property into

Entrance Hallway 7' 1" x 6' 0" (2.16m x 1.83m) (max)

Downstairs W.C. 5' 0" x 3' 0" (1.52m x 0.91m)

Lounge 13' 0" x 12' 0" (3.96m x 3.65m)

Dining Room 12' 1" x 9' 0" (3.68m x 2.74m) (max)

Conservatory 10' 0" x 9' 0" (3.05m x 2.74m)

Kitchen 10' 1" x 8' 1" (3.07m x 2.46m)

Upstairs to first floor landing which leads to all Bedrooms and Shower Room. Door to airing cupboard containing C.H. boiler.

Bedroom 1 13' 0" x 12' 0" (3.96m x 3.65m) (max less wardrobes)

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m) (max)

Bedroom 3 9' 11" x 7' 1" (3.02m x 2.16m)

Shower Room 7' 1" x 5' 1" (2.16m x 1.55m)

Garage 16' 0" x 7' 10" (4.87m x 2.39m)
Electric roller door to the front. Electric lighting and power. Door to Entrance Hallway.

Outside
To the front is a tarmac driveway which leads to the property with a gravelled garden interspersed with mature shrubs to either side. A low level brick wall lies to the fore. A pathway to the side of the house leads to the main door and a timber pedestrian gate provides direct access to the rear garden.

The large west facing rear garden offers a block paved patio closest to the property with the remainder being mostly gravelled and edged with substantial borders containing well established plants, shrubs and trees. A paved stepping stone style pathway leads down the garden through an ornamental archway and towards a wooden storage shed.



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PROPERTY



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