



10 Chancery Court, Newport.

Offers in the region of **£105,000**

This 3 Bedroom mid-terrace town house provides the perfect solution for anyone wishing to get onto the property ladder, has been very well maintained and benefits from all the modern conveniences you would expect. 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 allocated parking, 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, allocated parking and additional visitor parking. Gas C.H. & uPVC D.G. throughout. ****50% SHARED OWNERSHIP** - Monthly rent - £422.99. Lease remaining - 81 years. Service Charge & insurance - £36.82 per month. Up to 75% available to purchase from Bromford Homes - eligibility criteria applies** Council tax band B. EPC rating C.

10 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. 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)

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

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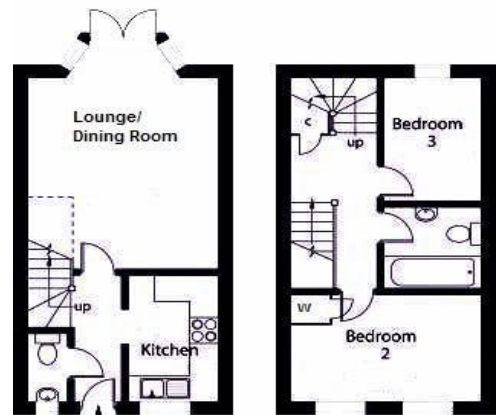
Outside

To the front is a paved pathway leading to the door and having small lawned areas to either side. The parking area to the fore offers one allocated space, in addition to visitor parking.

The enclosed, low maintenance, rear garden is South-facing and comprises two paved patios with an artificial lawned area in between. Borders lie closest to the house. A wooden shed provides good storage space.



Second Floor



Ground Floor

First Floor

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.