



8 Bracken Way, Newport.

Offers in the region of **£270,000**

It is always testament to a property and its location when the owner has lived there for a long time and this 3 Bedroom link-detached house is certainly no exception! Over the last 40 years this immaculate family home has been extremely well maintained and updated and offers the perfect opportunity for the next occupants to start a new chapter and create their own haven.

Being situated near the end of a very quiet cul-de-sac in a desirable residential area, the property briefly comprises Entrance Porch, Lounge, Kitchen/Diner (with doors out to the enclosed garden), 3 Bedrooms and Wet Room. Externally there is driveway parking, an attached Garage and gardens to the front and rear. Gas C.H. & uPVC D.G. Within easy reach of the A41 for commuter links, just a stone's throw from a petrol station/convenience store and only a short distance in to Newport town centre with all its schools and amenities. NO UPWARD CHAIN!

8 Bracken Way Newport Shropshire

Property entered via composite front door into

Entrance Porch 4' 1" x 4' 0" (1.24m x 1.22m) (min)

Lounge 11' 1" x 13' 1" (3.38m x 3.98m)
Stairs to first floor.

Kitchen/Diner 14' 1" x 10' 1" (4.29m x 3.07m)

Upstairs to first floor landing which provides access to all Bedrooms and Wet Room, Airing cupboard.

Bedroom 1 8' 1" x 12' 0" (2.46m x 3.65m) (plus wardrobes)

Bedroom 2 8' 1" x 10' 11" (2.46m x 3.32m) (plus wardrobe)

Bedroom 3 6' 0" x 8' 1" (1.83m x 2.46m) (max less wardrobe)

Wet Room 5' 1" x 6' 1" (1.55m x 1.85m)

Attached Garage 7' 11" x 17' 11" (2.41m x 5.46m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Double doors to the front. Pedestrian door to the rear. Door to the Kitchen/Diner. Gas C.H. boiler.

Externally

To the front is a tarmac driveway leading to the Attached Garage. A lawned garden with mature shrubs lies to the fore of the house.

To the rear is an enclosed garden being mostly laid to lawn with borders to the perimeter containing mature plants and shrubs. An Indian stone paved patio is situated closest to the property. Pedestrian door to the Attached Garage. Outside tap.



TOTAL FLOOR AREA: 850 sq ft (79.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



Printed by Ravensworth 01670 713330



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.
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