



38 High Street, Edgmond, Newport.

Offers in the region of **£310,000**

Situated in the heart of the beautiful village of Edgmond, and offering views to the front over a nearby green space, this extended 3 Bedroom semi-detached property offers a sizeable Kitchen/Diner, large Lounge, Downstairs W.C. and ample driveway parking. Being extremely well presented and benefitting from a cosy open fire, it is ideally located for the highly acclaimed primary school, shop, two local pub/restaurants and a plethora of lovely countryside walks.

Briefly comprising Entrance Hallway, 20ft Lounge, large L-shaped Kitchen/Diner, Utility Room, Downstairs W.C., 3 Bedrooms, Bathroom and Garage, there are gardens to the front, rear and side and a good-sized driveway allowing parking for several vehicles. uPVC D.G., Gas C.H. throughout. Council Tax Band C. EPC Rating D.

38 High Street Edmond Newport Shropshire

Property entered via part glazed uPVC door into

Entrance Hallway which leads to downstairs rooms and stairs to first floor.

Lounge 21' 5" x 12' 4" (6.52m x 3.76m) (max)

Open-Plan Kitchen/Diner 18' 2" x 17' 9" (5.53m x 5.41m) (max)

Utility Room 10' 0" x 7' 10" (3.05m x 2.39m) (incl. W.C.)

Downstairs W.C. 5' 6" x 2' 11" (1.68m x 0.89m)

Garage 16' 9" x 7' 10" (5.10m x 2.39m) (plus u/stairs cup) Double doors to the front. Electric lighting and power.

Upstairs to first floor landing which provides access to Bedrooms and Bathroom. Airing cupboard containing gas C.H. boiler.

Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m)

Bedroom 2 10' 0" x 9' 4" (3.05m x 2.84m) (max less wardrobes)

Bedroom 3 7' 11" x 7' 11" (2.41m x 2.41m)

Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

Outside

To the front is a large tarmac driveway offering parking for several vehicles and leading to the Garage. A lawned area lies to one side with mature hedging providing privacy. A wrought iron pedestrian gate to the other side leads to an enclosed garden.

Accessed either from the Kitchen/Diner via a fully glazed uPVC door, or via the Utility Room, is a gravelled courtyard seating area with well stocked borders set into a retaining wall. This leads round to the side of the house and a wrought iron pedestrian gate opens on to the lawned garden with well established borders to two sides and a gravelled patio to the fore.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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PROPERTY



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