



## 6 Avenue Road South, Newport.

Offers in the region of **£450,000**

If you are looking for a property which oozes character, provides spacious accommodation throughout, offers a good-sized garden and is within easy reach of Newport town centre's shops, schools and amenities then look no further! This 4 Bedroom town house is set out over four floors meaning that all the Bedrooms are of an excellent proportion, there are no fewer than 3 Shower/Bathrooms, 2 reception rooms (Lounge with multi-fuel burner), and a modern gas C.H. boiler.

Briefly comprising Lounge, Dining Room, Kitchen, Utility Room, 4 Bedrooms, (One on the basement level) Master En-suite, basement Shower Room and Family Bathroom, there is a pleasant, enclosed rear garden and additional patio area to the front. On-street parking. Gas C.H. Council Tax Band B. EPC D Rated.



# 6 Avenue Road South Newport Shropshire

## Property entered via

part-glazed uPVC door into entrance porch with tessellated tiled floor. Solid timber door into

## Lounge 14' 1" x 10' 9" (4.29m x 3.27m) (plus bay)

Door to hallway allowing access to stairs to first floor and opening to

## Dining Room 12' 2" x 11' 3" (3.71m x 3.43m) (max)

Door to stairs down to basement level and door to

## Kitchen 13' 3" x 7' 6" (4.04m x 2.28m)

Double French doors to the rear garden.

## Downstairs to

basement hallway with doors leading to Utility Room, Shower Room and Bedroom.

## Basement Bedroom 13' 10" x 10' 9" (4.21m x 3.27m) (plus bay)

## Shower Room 6' 0" x 5' 6" (1.83m x 1.68m)

## Utility Room 11' 9" x 7' 7" (3.58m x 2.31m)

Fully glazed door to the rear garden. Wall mounted gas C.H. combi-boiler.

## Upstairs from ground floor to

first floor landing which provides access to stairs to second floor, Master Bedroom and Family Bathroom.

## Master Bedroom 14' 4" x 11' 4" (4.37m x 3.45m) (max)

Door to

## Master En-suite 9' 1" x 5' 1" (2.77m x 1.55m) (max into shower)

## Family Bathroom 9' 2" x 7' 2" (2.79m x 2.18m) (max)

## Upstairs from first floor to

second floor landing which provides access to both Bedrooms. Loft hatch to loft storage space.

## Bedroom 2 14' 5" x 11' 1" (4.39m x 3.38m) (max)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Bedroom 3 12' 3" x 10' 1" (3.73m x 3.07m) (max)

## Outside

To the front is an ornamental wrought iron pedestrian gate inbetween two brick pillars which allows access into the front garden and to the steps which lead to the door to the house. The enclosed front garden is mostly gravelled with a border to the fore containing a selection of plants and provides a lovely sunny seating area.

The large rear garden is mostly laid to lawn with borders at the perimeter containing mature plants and shrubs. A paved patio lies closest to the house. Steps lead down to the basement level and a coal store, outside water tap, ornamental garden pond and external lighting also exist.

A paved pathway runs to the bottom of the garden where a paved seating area can be found, along with access to a passageway along the back of neighbouring properties for taking bins etc out.



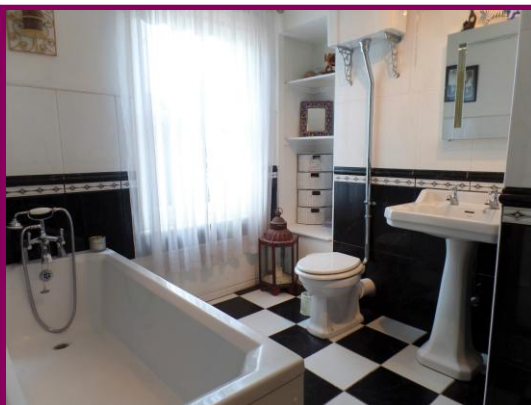
TOTAL FLOOR AREA: 1379 sq. ft. (126.3 sq. m.) (approx.)  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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# Barker Healey

PROPERTY



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