



37 Victoria Park, Newport.

Offers in the region of **£150,000**

This 2 Bedroom ground floor apartment has been modernised by the current owner over the last 6 years to include a modern Kitchen, contemporary Shower Room, re-decoration and new windows and doors throughout. Boasting a sliding door from the Lounge onto the large, private garden, more than ample storage space (both inside and out!) and a sizeable main Bedroom, it is the perfect first time purchase, investment or downsize option!

Briefly comprising Entrance Hallway, Kitchen, Lounge, 2 Bedrooms and Shower Room, there is a low maintenance garden to the front (currently used for parking) and a fantastic, landscaped rear garden with wonderful leafy backdrop which gives a real countryside feel. Being just a short distance from Newport town centre, it is perfectly located for all schools, shops and amenities. Gas C.H. & uPVC D.G. Council Tax Band A. EPC Rating C. Lease length - 89 years remaining. Service Charge - £30.26 per month. Ground rent - £10 per annum.

37 Victoria Park Newport Shropshire

Property entered via
uPVC door under storm porch into

Entrance Hallway
Providing access to all rooms and door to useful built-in storage cupboard.

Kitchen 12' 3" x 7' 4" (3.73m x 2.23m) (max)
Door to the rear garden. Opening to built-in pantry cupboard.

Lounge 12' 1" x 10' 10" (3.68m x 3.30m)
Sliding door to the rear garden.

Bedroom 1 13' 7" x 11' 8" (4.14m x 3.55m) (max)

Bedroom 2 9' 3" x 7' 4" (2.82m x 2.23m)

Shower Room 7' 3" x 5' 6" (2.21m x 1.68m)

Externally

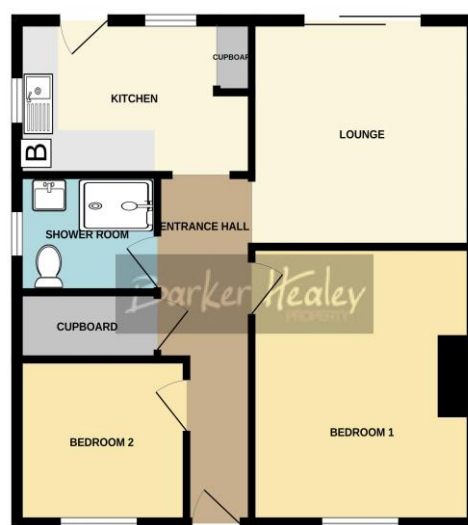
To the front is a low maintenance, gravelled front garden which is currently used as a parking space. Mature plants and shrubs lie to the perimeter. Steps down to the front door. A pathway to the side of the garden allows access to a doorway which leads to a covered area with entrance to a useful store. A wrought iron gate opens on to the rear garden.

**10 High Street, Newport,
Shropshire, TF10 7AN**
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk
VIEWING STRICTLY BY APPOINTMENT ONLY

The large, enclosed rear garden has been fully landscaped and is mostly laid to lawn with well stocked borders to either side containing a wide selection of established plants, including an apple tree. A paved patio is situated closest to the property and a lovely leafy backdrop exists furthest away from the apartment.

Outbuilding 6' 8" x 6' 3" (2.03m x 1.90m)
Electric light. Window to the rear.

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



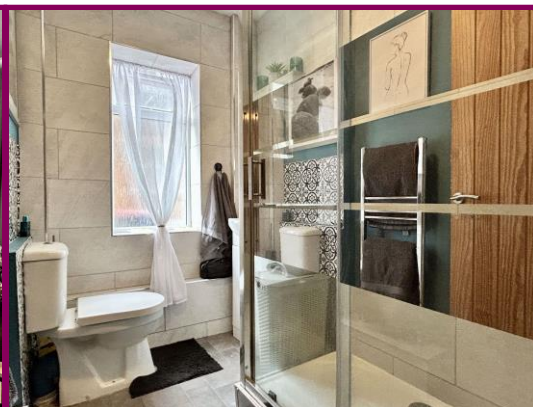
TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and other items are approximate and not necessarily to scale. It is recommended that you obtain a professional surveyor's report for more detailed information. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The accuracy, quality and quantity of the information is not guaranteed as to its accuracy or efficiency can be given. Please see page 10 of the particulars.

Barker Healey

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.
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.