



23 Upper Bar, Newport.

Offers in the region of **£169,995**

Being located within the heart of Newport town centre, this beautiful Victorian terrace property has been modernised throughout and offers spacious and well balanced accommodation with the added bonus of a large, west-facing, rear garden. Benefitting from 2 double Bedrooms and a good-sized Breakfast Kitchen, it is ideally located for anyone wishing to easily access all the nearby shops, pubs and amenities and is also being sold with the No Upward Chain!

Briefly comprising Lounge, fully fitted contemporary Breakfast Kitchen (with ample space for a table and chairs), Rear Porch, stunning downstairs Bathroom (with shower over bath) and 2 upstairs Bedrooms, the rear garden extends to some 90ft and provides the perfect space within which to relax. Perfect for first time buyers, downsizers or investors alike! Gas C.H. and uPVC D.G. Council Tax Band B. EPC Rating C.

23 Upper Bar Newport Shropshire

Property entered via
composite front door into

Lounge 12' 1" x 11' 4" (3.68m x 3.45m)
Door leading to stairs to first floor. Door to
useful understairs cupboard. Door to

Breakfast Kitchen 11' 9" x 10' 1" (3.58m x
3.07m) (max)
Opening to

Rear Porch 5' 3" x 3' 11" (1.60m x 1.19m)
Composite stable door to rear garden. Door to

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m)

Upstairs to
first floor landing which provides access to both
Bedrooms.

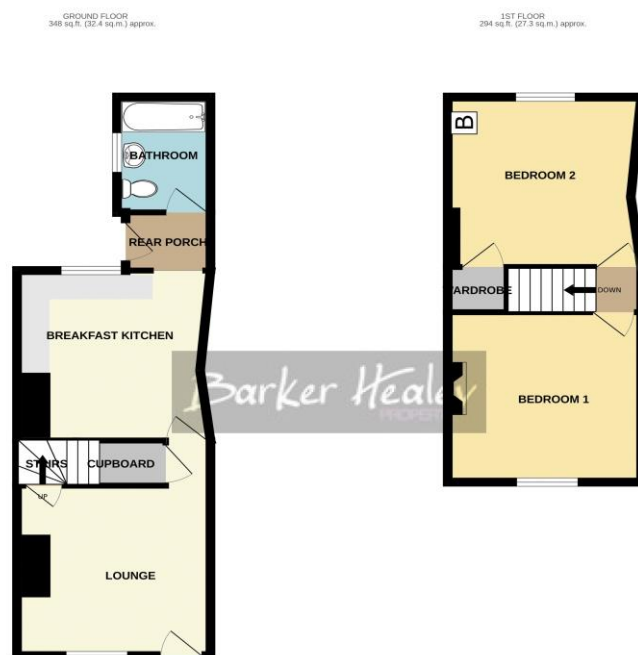
Bedroom 1 11' 10" x 11' 7" (3.60m x 3.53m)
(max)

Bedroom 2 11' 10" x 10' 1" (3.60m x 3.07m)
(max)
Door to useful built-in wardrobe cupboard. Gas
C.H combi-boiler.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the rear is a large enclosed garden which is
mostly lawned with a low level hedge to one
side and a brick wall to the other. Several
mature plants and shrubs line the perimeter.
Closest to the house is a paved patio area with
outside light and water tap, in addition to a
greenhouse.



TOTAL FLOOR AREA: 642 sq ft (59.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan measurements, measurements of doors, windows, rooms and any other parts 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 a guide by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5.0000

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.