



## 9 Vauxhall Crescent, Newport.

Offers in the region of **£275,000**

Built in 1920's, this larger than average, 4/5 Bedroom semi-detached house stands within a substantial corner plot and has been improved by the current owner in recent years to include a new Shower Room, neutral decoration and a new Gas C.H. boiler and heating system. Being situated around a lovely green area, the property boasts more than ample driveway parking, good-sized gardens and has the added bonus of being very close to Newport Town Centre, local schools and amenities.

Briefly comprising Entrance Hallway (with walk-in understairs cupboard with window and electric), 25ft Open plan Lounge/Kitchen, Dining Room/5th Bedroom, Conservatory, Rear Hallway, Downstairs W.C., 4 Bedrooms and a Shower Room, externally there are pleasant gardens to the front, side and rear. Being offered with No Upward Chain, there is also uPVC D.G. and Gas C.H. throughout. Council Tax Band B. EPC Rating D.



# 9 Vauxhall Crescent Newport Shropshire

Property entered via  
uPVC front door into

## Entrance Hallway

Archway into open-plan Lounge/Kitchen, stairs to first floor and useful understairs cupboard.

**Dining Room** 11' 10" x 9' 7" (3.61m x 2.92m)

**Open-plan Lounge/Kitchen** 25' 5" x 12' 4" (7.74m x 3.76m)  
(max - narrowing to 7.6 at Kitchen Area)

**Rear Hallway** 4' 10" x 2' 11" (1.47m x 0.89m)

**Downstairs W.C.** 4' 4" x 2' 6" (1.32m x 0.76m)

**Conservatory** 11' 7" x 10' 0" (3.53m x 3.05m)  
Single door into the rear garden.

## Upstairs to

first floor landing which provides access to all Bedrooms and Shower Room.

**Bedroom 1** 11' 3" x 11' 1" (3.43m x 3.38m) (min plus doorway)

**Bedroom 2** 11' 11" x 10' 10" (3.63m x 3.30m)

**Bedroom 3** 10' 2" x 7' 2" (3.1m x 2.18m) (max)

**Bedroom 4** 12' 5" x 7' 2" (3.78m x 2.18m) (max)

**Shower Room** 6' 1" x 6' 0" (1.85m x 1.83m) (max)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

The property is surrounded by low level close board fencing with a timber pedestrian gate to the front for access to the property via a block paved pathway. A large lawned area also exists to the front with a double block paved driveway which may be accessed through double timber gates and provides ample parking for several vehicles. Further timber gates provide entry to the rear garden, (or alternatively a single pedestrian gate may be used).

The enclosed rear garden consists of a mixture of lawned, gravelled, paved and wooden decked areas with a border containing mature shrubs. Two useful timber storage sheds stand to the side.



**Barker Healey**  
PROPERTY



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