



76 Vineyard Road, Newport.

Offers in the region of **£260,000**

Occupying a sizeable corner plot, this detached house boasts 3 double Bedrooms, a large Lounge, a Downstairs W.C. and the potential to extend and improve the property to create a beautiful and spacious family home. Benefitting from a south-facing garden, ample driveway parking and an excellent location within easy reach of all Newport's schools, amenities and transport links, the opportunity to add value is one not to be missed!

Briefly comprising spacious Entrance Hall, Lounge, 16ft Kitchen/Diner, Utility Room, Downstairs W.C., 3 Bedrooms and Family Bathroom, externally there is a triple width driveway at the front leading to a Garage Store. To the rear is a sizeable enclosed garden offering the opportunity to extend to the side (subject to necessary consents). Gas C.H., uPVC D.G. Council Tax Band C. EPC Rating D.

76 Vineyard Road Newport Shropshire

Property entered via
uPVC front door under storm porch into

Entrance Hall 12' 2" x 7' 9" (3.71m x 2.36m) (max incl stairs)
Double doors to understairs cupboard. Stairs to first floor and door to

Lounge 16' 2" x 12' 2" (4.92m x 3.71m)

Kitchen/Diner 16' 2" x 7' 10" (4.92m x 2.39m)
Part obscure glazed uPVC door to the side path leading to the rear garden. Opening to

Utility Room 8' 7" x 7' 5" (2.61m x 2.26m) (max)

Downstairs W.C. 4' 9" x 2' 6" (1.45m x 0.76m) (max)

Upstairs to
first floor landing which provides access to all Bedrooms and Bathroom. Door to airing cupboard.

Bedroom 1 12' 4" x 12' 2" (3.76m x 3.71m)

Bedroom 2 12' 0" x 9' 1" (3.65m x 2.77m)
Built-in storage cupboard.

Bedroom 3 12' 4" x 8' 2" (3.76m x 2.49m)

Family Bathroom 8' 7" x 8' 0" (2.61m x 2.44m) (max)

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Garage Store 11' 10" x 6' 9" (3.60m x 2.06m)
Up and over door to the front.

Externally
To the front is a triple width block paved driveway allowing ample parking space. A small lawned area lies adjacent to this. A paved pathway leads up the side of the house into the rear garden, accessed via a low level wrought iron gate.

The large garden is south-facing and also extends considerably to the side, being mostly laid to lawn with a paved patio closest to the house. Outside water tap.



Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330



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