



## 15 Boughey Road, Newport.

Offers in the region of **£265,000**

Having been extended and completely refurbished from top to bottom, this 3 Bedroom semi-detached home offers extremely spacious open-plan living accommodation together with such perks as a sizeable Master En-suite, contemporary Downstairs W.C. and pleasant Sun Room. Boasting a modern Kitchen/Diner of over 20ft (with a range of built-in appliances) the beautifully presented property also benefits from a re-fitted gas C.H. boiler, has been fully re-wired and had new Oak internal doors and skirting boards throughout...infact, it would be far quicker to list the items which haven't been attended to!

Briefly comprising Entrance Hallway, Lounge, Downstairs W.C., Kitchen/Diner, Sun Room, 3 Bedrooms, Master En-suite and Family Bathroom, externally there is extensive driveway parking, a garden to the rear, a useful wooden outbuilding (with electric) and a Detached Garage. Gas C.H., uPVC D.G. Council Tax Band B. EPC Rating C.



# 15 Boughey Road Newport Shropshire

**Property entered via**  
uPVC door to the side into

**Entrance Hallway**  
provides access to downstairs rooms and stairs to first floor.

**Lounge** 20' 2" x 12' 10" (6.14m x 3.91m)

**Downstairs W.C.** 5' 4" x 3' 5" (1.62m x 1.04m)

**Kitchen/Diner** 20' 2" x 13' 9" (6.14m x 4.19m) (max)  
Door to useful understairs storage cupboard with light. Sliding door to

**Sun Room** 11' 6" x 9' 5" (3.50m x 2.87m)  
Double doors to the rear garden and driveway.

**Upstairs to**  
first floor landing which leads to all Bedrooms and Family Bathroom. Door to useful built-in cupboard.

**Master Bedroom** 20' 1" x 10' 1" (6.12m x 3.07m) (max)

**Master En-suite** 8' 4" x 6' 0" (2.54m x 1.83m) (max)

**Bedroom 2** 10' 0" x 7' 11" (3.05m x 2.41m)

**Bedroom 3** 9' 9" x 6' 5" (2.97m x 1.95m)

**Family Bathroom** 7' 0" x 5' 6" (2.13m x 1.68m)

## Externally

To the front is a block paved area with low level hedging to the fore and leading to double wrought iron gates which provide access to additional driveway parking and the rear garden.

The rear garden offers a lawn with borders to the perimeter and a good-sized wooden outbuilding with electric lighting, power and a uPVC window. A versatile, low maintenance block paving area may be used as a pleasant seating option or can be utilised for parking. Outside tap. Electric light.



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# Barker Healey

PROPERTY



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