



192 Haybridge Road, Wellington.

Offers in the region of **£189,500**

This 2 Bedroom semi-detached property boasts spacious, modern accommodation, whilst still maintaining all the character and charm you could wish for in a Victorian property of its kind. With stunning features such as a tessellated tiled floor when you step through the door, high ceilings in every room, AGA stove in the Breakfast Kitchen and a cosy log burner in the Lounge, there are also two good sized reception rooms, a Master Bedroom with En-suite Shower Room and a pleasant enclosed rear garden with covered veranda area.

Briefly comprising entrance hallway, Dining Room, Lounge, Breakfast Kitchen, Kitchen/Utility, two double Bedrooms, (Master Bedroom with En-suite Shower Room) and Bathroom, externally there is a sizeable garden. Recently upgraded gas C.H. boiler. EPC E Rated. Council tax band B.

192 Haybridge Road Wellington Telford Shropshire

Property entered via

front door into entrance hallway which leads to Dining Room and Lounge and provides access to an understairs cupboard.

Dining Room 11' 10" x 10' 1" (3.60m x 3.07m)

Lounge 14' 0" x 11' 10" (4.26m x 3.60m)
Double doors out to the veranda area.

Breakfast Kitchen 11' 1" x 8' 1" (3.38m x 2.46m)
Step down in to

Kitchen/Utility Room 7' 0" x 7' 0" (2.13m x 2.13m)

Upstairs to

first floor landing which provides access to both Bedrooms and Bathroom.

Master Bedroom 11' 0" x 11' 10" (3.35m x 3.60m)

En-suite Shower Room 5' 1" x 4' 0" (1.55m x 1.22m)

Bedroom 2 14' 1" x 11' 11" (4.29m x 3.63m)
Opening to built-wardrobe.

Bathroom 8' 11" x 8' 11" (2.72m x 2.72m) (min)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front is a low level brick wall with steps which lead to the front door and a pathway to the side of the house which provides access to the rear garden via a wooden gate.

To the rear is a an enclosed garden with a concrete and decked patios and a small lawned area. A covered veranda lies closest to the property with quarry tiled floor and a low level brick wall offering a fabulous outside space for dining.

A shale pathway leads down to a beautiful wildlife garden with gravel feature. A brick built storage shed and outside W.C. (currently used as a log store) also exist.



TOTAL FLOOR AREA: 2085 sq ft (200.8 sq m) approx.
*When any agent has been made to ensure the accuracy of the floor plan, measurements, dimensions, areas, volumes and other data, they will endeavour to do so, but cannot be held responsible for any errors or omissions. The agent, its agents and its employees shall not be held responsible for any errors or omissions. The agent, its agents and its employees shall not be held responsible for any errors or omissions. The agent, its agents and its employees shall not be held responsible for any errors or omissions.

Barker Healey

PROPERTY



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