



40 Audley Road, Newport.

Offers in the region of £230,000

Being within easy reach of all Newport's shops, schools and amenities, this 3 Bedroom, end-terrace property has been recently refurbished throughout and benefits from a brand new Kitchen (with built-in oven and hob), Downstairs W.C., Family Bathroom (with shower over bath), re-decoration and new flooring and carpets throughout. In recent years, the house has also had a new roof, external insulation, a modern gas combination boiler, re-fitted radiators and when combined with the added bonus of No Upward Chain, it is ready to move straight into and enjoy!

Briefly comprising Lounge, Kitchen/Diner, Downstairs W.C., 3 Bedrooms and Family Bathroom, there is a very large rear garden and driveway parking. uPVC D.G. and gas C.H. throughout. Council Tax Band A. EPC Rating C.

40 Audley Road Newport Shropshire

Property entered via

partially glazed uPVC door to the front within storm porch into entrance hallway which provides access to stairs to first floor and Lounge.

Lounge 13' 9" x 12' 9" (4.19m x 3.88m) (max)

Kitchen/Diner 16' 2" x 8' 9" (4.92m x 2.66m)

Integrated electric oven, hob & extractor fan.

Rear Hallway 3' 9" x 3' 3" (1.14m x 0.99m)

Partially obscure glazed uPVC door to the rear garden. Door to

Downstairs W.C. 5' 6" x 3' 4" (1.68m x 1.02m)

Upstairs to

first floor landing which provides access to all Bedrooms and Bathroom. Carpeted. Loft hatch to insulated loft space.

Bedroom 1 13' 6" x 10' 1" (4.11m x 3.07m) (max)

Double fitted cupboard containing Baxi gas combination boiler.

Bedroom 2 11' 9" x 8' 10" (3.58m x 2.69m) (max)

Bedroom 3 9' 1" x 7' 3" (2.77m x 2.21m)

Family Bathroom 5' 9" x 5' 1" (1.75m x 1.55m)

With shower over bath.

10 High Street, Newport,

Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a double width gravel driveway allowing parking for two vehicles with fencing either side. A shared pedestrian pathway leads to the front door and an additional shared covered passageway allows access to the rear garden via a timber gate.

The large garden is mostly laid to lawn with concrete and gravelled areas lying closest to the house. With hedging to the left hand boundary and fencing to the right, a paved pathway leads up the garden towards a paved and gravelled patio. Various borders lie at the perimeter and offer the opportunity to create a beautiful outside space.

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is intended for guidance purposes only and should not be relied upon as a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrolinc 03205

Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330

