



## 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.

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**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.



**Barker Healey**  
PROPERTY



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