



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)

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 garden.

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

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



TOTAL FLOOR AREA: 756 sq.ft. (70.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee can be given as to their condition or efficiency.

Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330

