



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.

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www.barkerhealey.co.uk

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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Shropshire, TF10 7AN

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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.



TOTAL FLOOR AREA: 756 sq ft. (70.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to be used as a guide only and should not be relied on for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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Barker Healey

PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.