



19 Beaumaris Road, Newport.

Offers in the region of **£190,000**

The three main advantages of this 2 Bedroom mid-terrace property are that firstly, it is within easy walking distance of Newport Town Centre, secondly it is being offered with No Upward Chain and thirdly, you could move in to it tomorrow without needing to do a thing to it! With well proportioned rooms, a recently fitted Kitchen, contemporary Bathroom, uPVC windows and doors, driveway parking and a good sized garden, it is an all round excellent first time purchase/downsize option or investment opportunity.

Briefly comprising Lounge/Diner, Kitchen, 2 Bedrooms, and Bathroom (with shower over bath), externally there are front and rear gardens and driveway parking for 2 cars. The gas C.H. combi-boiler is just 3 years old (and has been regularly serviced) and the loft is boarded for additional storage. C.H. & uPVC D.G. throughout.

Council Tax Band B. EPC Rating C.

19 Beaumaris Road Newport Shropshire

Property approached via

tarmacadam driveway which provides parking for 2 cars. A pathway leads to the front door which opens into

Lounge/Diner 16' 2" x 11' 7" (4.92m x 3.53m)
Stairs to first floor.

Kitchen 11' 7" x 6' 1" (3.53m x 1.85m)
Door to the rear garden. Integrated electric oven, extractor hood and induction hob.

Upstairs to

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

Bedroom 1 12' 9" x 11' 7" (3.88m x 3.53m) (max)
Door to airing cupboard.

Bedroom 2 10' 7" x 6' 9" (3.22m x 2.06m)

Bathroom 7' 3" x 4' 6" (2.21m x 1.37m)
With shower over bath.

Externally

To the front is a double width tarmacadam driveway with mature trees separating this from the lawned front garden.

To the rear is an enclosed garden with a gate providing rear access. Mainly laid to lawn with surrounding gravel border and patio area nearest to the property. Wooden shed providing useful storage space. Electric light & water tap.

GROUND FLOOR
265 sq ft. (24.6 sq.m.) approx.

1ST FLOOR
265 sq ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq ft. (49.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 51020.

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VIEWING STRICTLY BY APPOINTMENT ONLY

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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.