



165 Masons Place, Newport.

Offers in the region of **£262,500**

This delightful 3 Bedroom, semi-detached property occupies a spacious corner plot within a popular residential area and is extremely well presented throughout. Having been in the same family's ownership for approximately 40 years, it has been excellently maintained and updated, both inside and out and offers the potential to extend (subject to necessary consents). Boasting well balanced accommodation on both floors, it also benefits from a Detached Garage and driveway parking for two vehicles.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms and Family Bathroom (with shower over bath), there are gardens to 3 sides and a Detached Garage (with pedestrian access to the side). Gas C.H. via an updated and annually serviced gas boiler. uPVC D.G. Council Tax Band C. EPC Rating C.

165 Masons Place Newport Shropshire

Property entered via door to the side into

Entrance Hallway 12' 10" x 6' 2" (3.91m x 1.88m)
Provides access to downstairs rooms and stairs to first floor. Useful storage cupboard under the stairs.

Lounge 12' 11" x 10' 3" (3.93m x 3.12m)

Dining Room 10' 9" x 8' 11" (3.27m x 2.72m)
Sliding doors to the rear garden.

Kitchen 10' 3" x 7' 3" (3.12m x 2.21m)
Part-glazed uPVC door to the rear garden.

Upstairs to
first floor landing to Bedrooms and Family Bathroom.

Bedroom 1 12' 11" x 9' 11" (3.93m x 3.02m) (max)

Bedroom 2 10' 10" x 9' 11" (3.30m x 3.02m) (max)
Door to airing cupboard containing shelving & immersion tank.

Bedroom 3 9' 11" x 6' 5" (3.02m x 1.95m) (max)
Bulk-head over stairs with storage space.

Family Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

Externally

To the front and side of the property is a lawned garden with a border closest to the house and paved pathway leading to the door to the side. The pathway continues

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on to a pedestrian gate which leads to the rear garden. The enclosed and landscaped rear garden consists of a large paved patio nearest to the house with a raised border edged with a railway sleeper. In addition, there are lawned and decked areas and a wooden storage shed. Electric light and water tap. A pedestrian door to the side provides access to the Detached Garage. The driveway lies in front of the Garage and offers parking for two vehicles. A 2nd gate from the driveway leads to the rear garden.

Detached Garage 17' 6" x 8' 4" (5.33m x 2.54m)
Up and over door to the front. Pedestrian door to the side. Electric light and power.



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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.
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