



11 Moorland Road, Newport.

Offers in the region of **£275,000**

This spacious 4/5 Bedroom, semi-detached house offers an amazing investment opportunity, or the potential to create a beautiful family home. Boasting versatile accommodation throughout, 3 Shower Rooms, ample driveway parking and a good-sized low maintenance rear garden, it is situated near the end of a quiet cul-de-sac, whilst still being close to Newport town centre. Being just a stone's throw from a nearby green space, it is perfect for anyone wishing to receive a healthy rental income or simply just a blank canvas to put their own stamp on!

Briefly comprising Entrance Porch, Hallway, Kitchen, Utility Room, Downstairs Shower Room, Lounge (or Dining Room), Conservatory, 5 Bedrooms (or 4 Bedrooms and an additional reception room), En-suite & upstairs Shower Room, externally there is a large driveway to the front and a pleasant enclosed garden to the rear. Benefitting from some replacement windows, regularly serviced/checked electrics and an HMO Licence (valid for another 3 years), it has been rented out as student accommodation and yields an approximate gross yearly income of £21,000, generating just over a 7% annual return. Gas C.H. uPVC D.G. Council Tax Band C. EPC Rating C. NO UPWARD CHAIN!

11 Moorland Road Newport Shropshire

Property entered via
front door into

Entrance Porch 4' 4" x 3' 5" (1.32m x 1.04m) (min)
Built-in storage cupboard. Glazed door into

Hallway 12' 2" x 6' 2" (3.71m x 1.88m)
Doors to downstairs rooms and stairs to first floor.

Kitchen 10' 1" x 9' 9" (3.07m x 2.97m)
Gas C.H. combi-boiler.

Lounge/Dining Room 13' 2" x 11' 9" (4.01m x 3.58m) (max)

Conservatory 9' 4" x 8' 5" (2.84m x 2.56m)
Double uPVC French doors to the rear garden. Gas C.H. radiator.

Utility Room 11' 5" x 9' 4" (3.48m x 2.84m) (max)
Obscure glazed door to the rear garden.

Downstairs Shower Room 9' 2" x 3' 6" (2.79m x 1.07m) (max)

Bedroom 1 13' 8" x 10' 4" (4.16m x 3.15m) (max)

En-suite 7' 3" x 3' 9" (2.21m x 1.14m)

Bedroom 2/ Lounge 13' 3" x 11' 8" (4.04m x 3.55m) (max)

Upstairs to
first floor landing which provides access to all upstairs Bedroom and Shower Room. Loft hatch with pull-down ladder.

Bedroom 3 12' 5" x 12' 2" (3.78m x 3.71m) (max)
Triple sliding doors to built-in wardrobes.

Bedroom 4 12' 5" x 9' 8" (3.78m x 2.94m) (max)
Double sliding doors to fitted wardrobes.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 5 9' 4" x 8' 7" (2.84m x 2.61m) (max)

Shower Room 9' 4" x 5' 6" (2.84m x 1.68m)

Externally

To the front is a block paved driveway allowing parking for several cars with a gravelled area lying adjacent. Electric light.

To the rear is a good-sized, enclosed, low maintenance garden being a mixture of paved and gravelled terrains offering pleasant seating options for entertaining or relaxing. Outside water tap. Electric light.



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PROPERTY



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