



27 St. George Way, Newport.

Offers in the region of **£117,000**

Having been bought from new around 9 years ago, this modern 3-bedroom end-terrace house is both spacious and beautifully maintained. Conveniently situated near schools and recreational areas, it boasts a sunny west-facing garden, an open front outlook, and is ideal for young families wanting to be close to all of Newport's amenities. The 17ft Lounge/Diner offers a versatile living space and the ample parking is the icing on the cake!

Briefly comprising Entrance Hallway, Kitchen, Downstairs W.C./Utility Room, Lounge/Diner (with a door to the garden), 3 good sized Bedrooms and Family Bathroom, externally there are gardens to the front and rear and driveway parking for up to 3 vehicles. Gas C.H. uPVC D.G. throughout. Council Tax Band C. EPC Rating B. Shared Ownership - the price shown is for a 45% share. 90 years left on the lease. Rent on remaining share - approx £416 per month which includes estate service charge & buildings insurance.

27 St. George Way Newport Shropshire

Property entered via

composite front door under storm porch into

Entrance Hallway 12' 3" x 6' 10" (3.73m x 2.08m)

Access to downstairs rooms and stairs to first floor.
Useful understairs cupboard.

Kitchen 9' 6" x 8' 5" (2.89m x 2.56m)

Downstairs W.C./Utility 6' 10" x 4' 7" (2.08m x 1.40m)

Lounge/Diner 16' 8" x 17' 9" (5.08m x 5.41m) (max)

Single glazed door to the rear garden.

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Door to built-in storage cupboard.

Bedroom 1 14' 2" x 7' 7" (4.31m x 2.31m) (min)

Bedroom 2 12' 1" x 9' 6" (3.68m x 2.89m)

Bedroom 3 10' 1" x 8' 8" (3.07m x 2.64m) (max)

Family Bathroom 6' 10" x 6' 8" (2.08m x 2.03m)

With shower over bath.

Externally

To the front are well stocked borders containing mature plants, shrubs and a tree. A paved pathway leads to the front door and round the side of the house to a pedestrian gate which allows access to the rear garden. A tandem tarmac driveway offers parking for two vehicles and an additional gravelled area affords additional parking space if desired. Outside water tap and light.

To the rear is an enclosed, west facing garden with a decked patio closest to the house, providing an excellent entertaining space. To the perimeter lie well established borders and a small lawned area is located to the centre. A paved pathway runs along one side, leading up to a useful storage shed at the far end, reached by three steps.

GROUND FLOOR
420 sq. ft. (39.0 sq.m.) approx.

1ST FLOOR
420 sq. ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq. ft. (77.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of above, without, liability on the part of the Agent, and the Agent does not accept any responsibility for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any investment or other financial decision. The Agent's services are provided on an 'as is' basis and the Agent does not guarantee the accuracy of the information provided. The Agent's liability is limited to the amount of the fee paid to the Agent.

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PROPERTY



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