



8 St. Nicholas Park, Newport.

Offers in the region of **£217,500**

This beautifully presented modern home is located just a stone's throw away from Newport High Street and within easy reach of all the local schools, shops and amenities. Having been owned from new by the current occupier, it is very well presented and will make the perfect first time purchase - boasting two double Bedrooms and a lovely enclosed rear garden, it also offers ample driveway parking for two vehicles and a Downstairs W.C.

Briefly comprising Lounge, Kitchen/Diner (with French doors to the rear garden and large walk-in storage cupboard), Downstairs W.C., 2 Bedrooms (both with fitted/built-in storage) and Bathroom (with shower over p-shaped bath), externally there is a good-sized landscaped garden. uPVC D.G., Gas C.H. Council Tax Band B. EPC Rating TBC.

8 St. Nicholas Park Newport Shropshire

Property entered via

composite front door under storm porch into

Lounge 12' 5" x 11' 0" (3.78m x 3.35m)
Stairs to first floor.

Kitchen/Diner 12' 5" x 13' 0" (3.78m x 3.96m) (max)
Double uPVC French doors to the rear garden.
Door to useful walk-in understairs cupboard.

Downstairs W.C. 5' 5" x 3' 5" (1.65m x 1.04m)

Upstairs to

first floor landing which leads to both Bedrooms and Bathroom.

Bedroom 1 12' 4" x 10' 8" (3.76m x 3.25m) (max)
Door to built-in storage cupboard.

Bedroom 2 12' 5" x 8' 5" (3.78m x 2.56m) (max)
Double fitted wardrobes with sliding doors.

Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)

Externally

To the front is a gravelled front garden with paved pathway leading to the door. To the side of the house is a tandem, tarmac driveway offering parking for two vehicles. A wooden pedestrian gates allows access to the rear garden.

The rear garden features a good-sized lawn with a paved patio right next to the house. To one side, there's a gravelled area with a circular ornamental feature at the far end, while the other side boasts a well-stocked border edged with railway sleepers. A wooden storage shed sits nearby, along with an external light and water tap.



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Shropshire, TF10 7AN

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VIEWING STRICTLY BY APPOINTMENT ONLY

TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the Agents' website for further details.

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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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