



23 Upper Bar, Newport.

Offers in the region of **£165,000**

Being located within the heart of Newport town centre, this beautiful Victorian terrace property has been modernised throughout and offers spacious and well balanced accommodation with the added bonus of a large, west-facing, rear garden. Benefitting from 2 double Bedrooms and a good-sized Breakfast Kitchen, it is ideally located for anyone wishing to easily access all the nearby shops, pubs and amenities and is also being sold with the No Upward Chain!

Briefly comprising Lounge, fully fitted contemporary Breakfast Kitchen (with ample space for a table and chairs), Rear Porch, stunning downstairs Bathroom (with shower over bath) and 2 upstairs Bedrooms, the rear garden extends to some 90ft and provides the perfect space within which to relax. Perfect for first time buyers, downsizers or investors alike! Gas C.H. and uPVC D.G. Council Tax Band B. EPC Rating C.

23 Upper Bar Newport Shropshire

Property entered via
composite front door into

Lounge 12' 1" x 11' 4" (3.68m x 3.45m)
Door leading to stairs to first floor. Door to
useful understairs cupboard. Door to

Breakfast Kitchen 11' 9" x 10' 1" (3.58m x
3.07m) (max)
Opening to

Rear Porch 5' 3" x 3' 11" (1.60m x 1.19m)
Composite stable door to rear garden. Door to

Bathroom 7' 8" x 5' 8" (2.34m x 1.73m)

Upstairs to
first floor landing which provides access to both
Bedrooms.

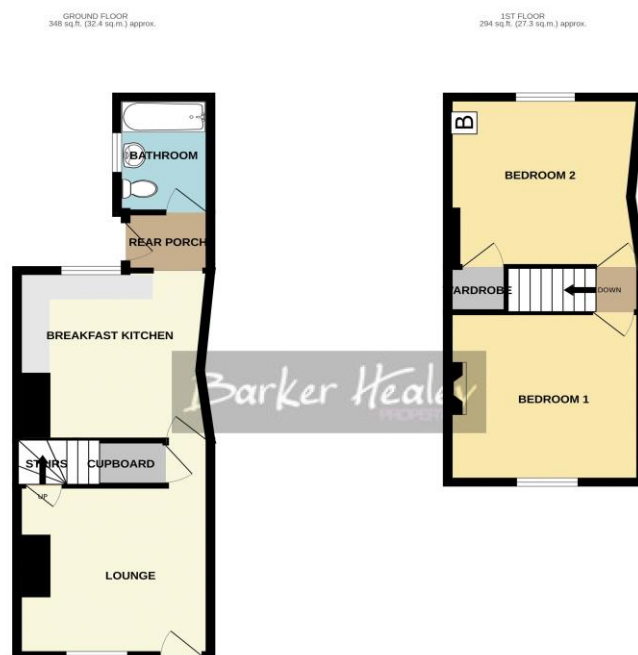
Bedroom 1 11' 10" x 11' 7" (3.60m x 3.53m)
(max)

Bedroom 2 11' 10" x 10' 1" (3.60m x 3.07m)
(max)
Door to useful built-in wardrobe cupboard. Gas
C.H combi-boiler.

10 High Street, Newport,
Shropshire, TF10 7AN
Tel: 01952 813625
Email: info@barkerhealey.co.uk
Web: www.barkerhealey.co.uk
VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the rear is a large enclosed garden which is
mostly lawned with a low level hedge to one
side and a brick wall to the other. Several
mature plants and shrubs line the perimeter.
Closest to the house is a paved patio area with
outside light and water tap, in addition to a
greenhouse.



TOTAL FLOOR AREA: 642 sq ft (59.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the description, measurements
of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error,
omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any
prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Barker Healey

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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