



63 Palisade Close, Newport.

Asking Price £50,000

A fantastic opportunity to purchase a 25% share of this spacious 2 Bedroom, modern, end terrace property, situated within easy reach of all Newport's amenities and transport links. Benefiting from a fabulous open-plan living space with direct access to the sunny, west-facing garden, there are the added perks of a Utility Cupboard (with washing machine plumbing) and a Downstairs W.C. Having been re-decorated by the current owners, who have also replaced carpets and flooring, it is an excellently presented home - perfect for first time buyers wishing to get onto the property ladder!

Briefly comprising Entrance Hallway, Utility Cupboard, Downstairs W.C., 21ft Open Plan Breakfast Kitchen & Lounge, 2 double Bedrooms (Bedroom 1 with built-in wardrobes) and Bathroom, to the front is allocated parking and to the rear is a good-sized enclosed garden with storage shed. uPVC D.G. & Gas C.H. EPC Rating B. Council Tax Band B. £410.97 monthly rent payable on 25% share. Approx 90 years left on the lease.

63 Palisade Close Newport Shropshire

Property entered via

composite front door under storm porch into

Entrance Hallway 5' 5" x 4' 0" (1.65m x 1.22m)

Opening into Open Plan Kitchen & Lounge.

Double doors to

Utility Cupboard 4' 0" x 2' 4" (1.22m x 0.71m)

Downstairs W.C. 4' 7" x 4' 0" (1.40m x 1.22m)

Open-Plan Breakfast Kitchen & Lounge 21' 3"

x 13' 0" (6.47m x 3.96m)

Door to rear garden. Stairs to first floor.

Upstairs to

first floor landing which provides access to both Bedrooms and Bathroom.

Bedroom 1 13' 1" x 9' 11" (3.98m x 3.02m)

(max)

Double doors to built-in wardrobes.

Bedroom 2 13' 1" x 8' 6" (3.98m x 2.59m)

(max)

Bathroom 6' 7" x 5' 11" (2.01m x 1.80m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

Directly to the front is an allocated parking space. Additional visitor parking available. A paved pathway leads to the front door and to the side of the house where access to the rear garden may be gained via a wooden pedestrian gate.

The enclosed, west facing garden is mostly laid to lawn with an Indian Stone patio closest to the house and an additional paved seating area furthest away from the property. A border edged with railway sleepers lies to one side and contains a selection of plants and trees. A wooden shed provides useful storage space.

GROUND FLOOR

329 sq ft. (30.5 sq m.) approx.

1ST FLOOR

329 sq ft. (30.6 sq m.) approx.



TOTAL FLOOR AREA: 658 sq ft. (60.1 sq m.) approx.
While every attempt has been made to insure the accuracy of the floorplan, measurements and areas, dimensions, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be relied on for precise dimensions. The floorplan is not to scale and is provided as a guide only. Measurements are not to be taken as their accuracy or efficacy can be given.

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PROPERTY



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