



22 Stafford Road, Newport.

Offers in the region of **£215,000**

Dating back to the early 19th century and once made up of two farm workers' cottages, this charming detached home has been modernised throughout and boasts two spacious reception rooms, two cleverly designed bedrooms with exposed beams, and an impressively large south-facing garden. Add to that off-road parking for one vehicle, ample external storage space and a convenient town centre location and it is the perfect choice for first time buyers, investors or downsizers alike! Briefly comprising Entrance Hallway, Lounge, Sitting/Dining Room, Kitchen, 2 double Bedrooms and Shower Room, outside you will find a paved driveway and a large landscaped garden with Brick-built Outbuilding and storage shed. Being offered with No Upward Chain, it is ready to move straight into and enjoy! Gas C.H. & uPVC D.G. throughout. Council Tax Band A. EPC Rating D.

22 Stafford Road Newport Shropshire

Property entered via
composite front door into

Entrance Hallway 7' 4" x 7' 3" (2.23m x 2.21m) (max)
Providing access to downstairs rooms and stairs to first floor.
Door to useful built-in cupboard.

Lounge 14' 5" x 10' 10" (4.39m x 3.30m) (max)

Sitting Room/Dining Room 14' 10" x 11' 0" (4.52m x 3.35m) (max)

Kitchen 8' 11" x 7' 5" (2.72m x 2.26m)

Upstairs to
first floor landing which provides access to both Bedrooms
and Shower Room. Door to storage cupboard containing gas
C.H. boiler. Space for condensing tumble dryer.

Bedroom 1 12' 7" x 10' 10" (3.83m x 3.30m) (max)

Bedroom 2 15' 7" x 10' 8" (4.75m x 3.25m) (max)

Shower Room 8' 1" x 4' 5" (2.46m x 1.35m)

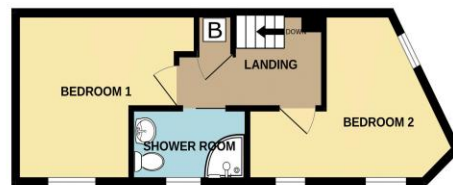
Externally

The property sits sideways to Stafford Road, featuring a
paved driveway at the rear with parking for one vehicle and
pedestrian access to a secure storage area.

At the front of the house, a single wrought iron gate opens to
a paved pathway leading to the door, with gravelled sections
on either side and some mature shrubs.

Another wrought iron gate gives access to a large, enclosed,
south-facing garden, mostly laid to lawn, featuring a charming
patio area, a handy wooden shed, both gravelled and paved
areas, and a variety of well-established plants and shrubs.
The garden also includes electric lighting, a double power
socket, and a water tap.

Brick built Outbuilding 5' 0" x 3' 0" (1.52m x 0.91m)
Adjoined to the house and formerly containing a W.C.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The numbers, symbols and appearance shown have not been tested and no guarantee is given as to their accuracy or efficiency. (c) 2005 Barker Healey Property

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PROPERTY



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