Barker Healey PROPERTY









36 Granville Road, Newport.

Offers in the region of £275,000

Being situated on the ever-popular Granville Road, this 2 Bedroom link-detached Bungalow is in a most sought after location, convenient for all the amenities which Newport has to offer. Having been well maintained over the last 30 years, it offers well balanced accommodation with a pleasant and private enclosed garden, Garage with new electric door and all with No Upward Chain!

Briefly comprising Kitchen, 16ft Lounge/Diner, 2 double Bedrooms, Shower room (with good sized cubicle) and Lean-to Sun Room, externally there is ample driveway parking, an Attached Garage and gardens to the front and rear. uPVC D.G. & Gas C.H. Council Tax Band C. EPC Rating C.

36 Granville Road Newport Shropshire

Property entered via
uPVC door into

Entrance Hallway 8' 2" x 3' 4" (2.49m x 1.02m)
Provides access to Lounge /Diner and Kitchen.

Kitchen 8' 6" x 8' 1" (2.59m x 2.46m)

Lounge/Diner 16' 0" x 10' 0" (4.87m x 3.05m) (plus bay window)
Fitted gas fire.

Inner Hallway 5' 10" x 3' 4" (1.78m x 1.02m)
Access to both Bedrooms and Shower Rooms. Door to built-in airing cupboard containing shelving and hot water immersion tank.

Bedroom 1 13' 3" x 9' 8" (4.04m x 2.94m) (max)

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

Bedroom 2 10' 3" x 8' 6" (3.12m x 2.59m)
Part-glazed door to

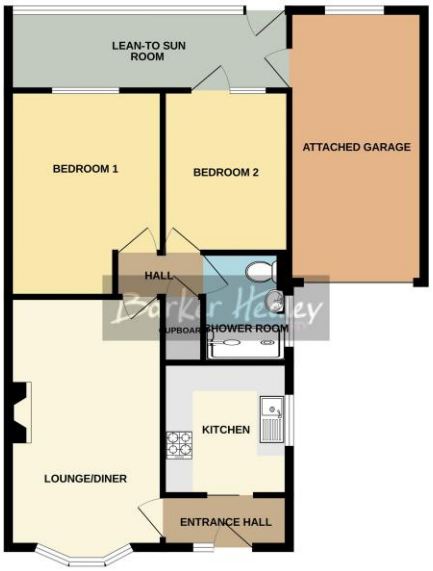
Lean-To Sun Room 20' 1" x 5' 2" (6.12m x 1.57m)
Fully glazed uPVC door to the rear garden. Electric lighting and power socket. Part-glazed door to the Attached Garage.

Attached Garage 17' 6" x 8' 8" (5.33m x 2.64m)
Electric roller door to the front. Electric power and light. Pedestrian door to the Lean-to Sun Room.

Externally
To the front is a generous gravel driveway providing ample off road parking and leading to the Attached Garage. To the fore of the bungalow is a well kept lawn with borders to the perimeter and a paved pathway to the front door.

The private rear garden features a small paved patio closest to the property with a characterful stone retaining wall creating a raised lawned area surrounded by established trees, mature shrubs and boundary planting. Not being overlooked at all, it is the perfect space within which to relax.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Printed by Ravensworth 01670 713330







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