



25 Chetwynd End, Newport.

Offers in the region of **£300,000**

This charming Grade II listed, 4 Bedroom, Georgian town house is conveniently located within Newport centre and offers many original features. With two good sized reception rooms, a light and airy Kitchen and a useful Utility Room, there is amazing potential for the next owner(s) to carry out improvements to further enhance the accommodation on offer. Benefitting from a lawned garden to the front and a pleasant courtyard area to the rear, the spacious Bedrooms and cosy cast iron fireplaces all contribute to the characterful ambience throughout.

Briefly comprising Lounge, Dining Room, Kitchen (with built-in oven and hob), Utility Room, 4 Bedrooms and modern Family Bathroom, there are wooden floors in most rooms, sash windows and gas C.H. throughout.

Council Tax Band C. EPC Rating N/A.

NB: There is no allocated parking with this property, but on-street parking is available nearby. The driveway to the side of the property is for egress from Castle House school.

25 Chetwynd End Newport Shropshire

Property entered via

door to the side of the house accessed via 3 steps into

Dining Room 15' 11" x 14' 0" (4.85m x 4.26m) (max)

Stairs up to first floor. Doors to Kitchen and

Lounge 14' 0" x 12' 1" (4.26m x 3.68m) (max)

Kitchen 13' 11" x 10' 3" (4.24m x 3.12m)

Opening to

Utility Room 7' 3" x 4' 9" (2.21m x 1.45m)

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom.

Bedroom 1 14' 0" x 13' 8" (4.26m x 4.16m) (max)

Built-in double wardrobes.

Bedroom 2 10' 9" x 10' 4" (3.27m x 3.15m) (max)

Loft hatch to loft space.

Bedroom 3 10' 7" x 6' 11" (3.22m x 2.11m)

Built-in double wardrobes.

Bedroom 4 10' 7" x 7' 2" (3.22m x 2.18m) (max)

Loft hatch to loft space.

Family Bathroom 11' 6" x 5' 7" (3.50m x 1.70m) (max)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front is a lawned garden with mature hedging to two sides and a low level retaining wall separating the garden from the pedestrian access to the side of the house.

To the rear is a pleasant paved and enclosed courtyard area with some established raised borders to the perimeter. A brick-built outbuilding provides useful storage space. A gate allows access to and from the courtyard and a stable-style door leads to the Utility Room.



TOTAL FLOOR AREA: 1132 sq. ft. (105.2 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items 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 such for any prospective purchase. The architect, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
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PROPERTY



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