



12 Broomfield Place, Newport.

Offers in the region of **£190,000**

Being excellently proportioned, this two Bedroom mid-terrace house is just a stone's throw from Newport town centre and offers such perks as a recently installed gas combi-boiler and separate Garage. With a 16ft Lounge/Diner, an enclosed West-facing garden and two double Bedrooms, it is the perfect first time purchase, downsize option or investment opportunity!

Briefly comprising Lounge/Diner, Kitchen 2 Bedrooms and a modern Bathroom (with a shower over the bath), externally there are gardens to the front and rear, a useful Garage and on-street parking. Benefiting from gas C.H. and uPVC windows and doors, it is located within a quiet cul-de-sac. Council tax band B. EPC Rating C.

12 Broomfield Place Newport Shropshire

Property entered via newly fitted composite door into

Lounge/Diner 16' 2" x 14' 11" (4.92m x 4.54m) (max)
Stairs to the first floor.

Kitchen 14' 10" x 6' 11" (4.52m x 2.11m)
Newly fitted part-glazed uPVC door to the rear garden.

Upstairs to first floor landing which provides access to both Bedrooms and Bathroom. Door to useful storage cupboard. Loft hatch with fitted ladder.

Bedroom 1 14' 11" x 10' 11" (4.54m x 3.32m) (max)
Built-in double wardrobes.

Bedroom 2 10' 3" x 8' 3" (3.12m x 2.51m)

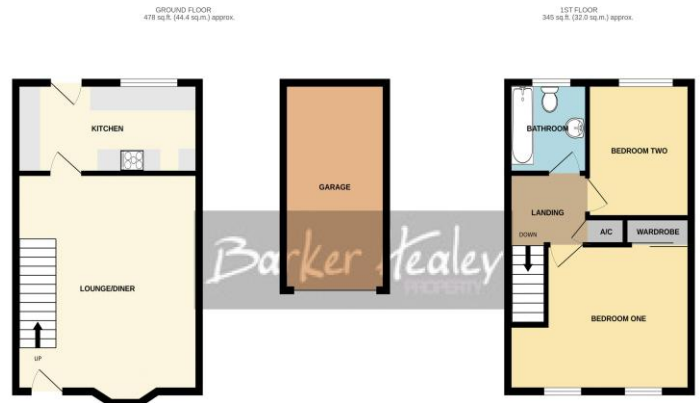
Bathroom 6' 11" x 6' 5" (2.11m x 1.95m)

Externally

The property is approached off a paved pathway with front garden mainly laid to lawn.

To the rear can be found a generous, west facing garden which is mainly laid to lawn with two patio areas and edged by fencing on all sides. There is also an access gate to the rear leading onto the lane which runs past the recreational area. Outside water tap and electric light.

Single Garage 15' 8" x 8' 4" (4.77m x 2.54m)
Single Garage with up-and-over door located within a block of garages opposite the property.



TOTAL FLOOR AREA: 823 sq ft (76.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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. Made with Ameygo 12/2020.

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PROPERTY



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