



33 The Larches, Newport.

Offers in the region of **£135,000**

This 2 Bedroom, mid-terrace property is situated on the popular residential cul-de-sac which is The Larches. Being a spacious property, it would benefit from some cosmetic attention but which is perfect for an investor or anyone wishing to put their own stamp on their new home!

Briefly comprising Lounge, Kitchen/Diner, Conservatory, 2 double Bedrooms and Bathroom, there is ample driveway parking and a pleasant, enclosed rear garden. Gas C.H. via a modern boiler & uPVC D.G. throughout. No Upward Chain!

33 The Larches Newport Shropshire

Property entered via

partially glazed door to the front under storm porch with electric light. Into entrance hallway which provides direct access to the Lounge and stairs to first floor. Carpeted.

Lounge 12' 9" x 11' 6" (3.88m x 3.50m)

Window to the front with fitted vertical blinds. Gas and electric fire within laminate and wooden surround with wooden mantle over. Door to useful understairs cupboard with electric light. Door to

Kitchen/Diner 14' 7" x 7' 6" (4.44m x 2.28m)

A good range of fitted base units with worksurfaces over and matching wall mounted cupboards. Inset stainless steel sink with drainer and dual taps. Freestanding electric & gas cooker. Space and plumbing for washing machine and space for fridge/freezer. Tiled splashbacks and under cupboard lighting. Window to the rear. Wall mounted gas C.H. boiler. Cushion flooring. Partially obscure glazed door to the

Conservatory 11' 2" x 8' 0" (3.40m x 2.44m)

Low level brick base wall with uPVC windows over and double French doors to the rear garden. Gas C.H. radiator and electrical power sockets. Cushion flooring.

Upstairs to

first floor landing which provides access to Bedrooms and Shower room. Carpeted. Door to airing cupboard containing hot water immersion tank with wooden shelving for storage. Loft hatch to loft storage space.

Bedroom 1 11' 6" x 9' 10" (3.50m x 2.99m)

Window to the front. Double sliding doors to built-in wardrobe with hanging rail and shelving.

Bedroom 2 8' 8" x 8' 0" (2.64m x 2.44m)

Window overlooking the rear garden. Double sliding doors to built-in wardrobe with hanging rail and shelving. Carpeted.

Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)

White suite comprising W.C., pedestal washbasin and walk-in shower with Triton electric shower. Partially tiled walls. Obscure window to the rear. Cushion flooring.

Outside

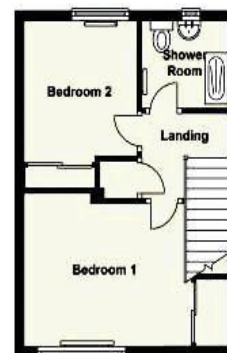
To the front is an attractive block paved driveway offering parking space for several vehicles.

To the rear is an enclosed garden being mostly paved with borders to the perimeter containing a variety of mature shrubs and plants. A timber storage shed also exists and a pedestrian gate allows access to the back.

Ground Floor
Approx. 36.9 sq. metres (397.3 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.0 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

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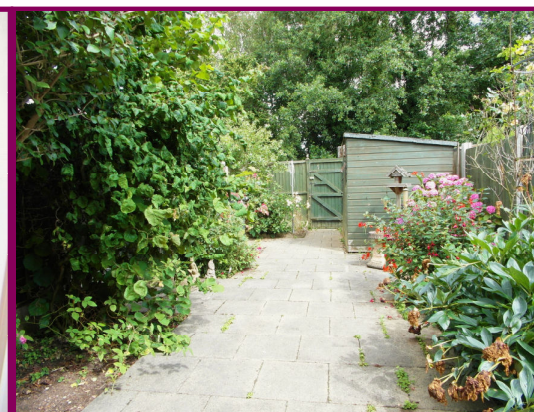
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PROPERTY



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