



20 Chetwynd Road, Newport.

Offers in the region of **£250,000**

Situated in an elevated position and set back from the road, this attractive 3 Bedroom semi-detached family home offers spacious accommodation in a highly convenient location, just a short distance from Newport town centre and its excellent range of shops, schools, cafes and local amenities. Dating back to 1930s, the property combines character and practicality with a number of recent improvements, including new windows and doors throughout and a recently updated gas central heating boiler, providing comfort and efficiency for modern living.

Briefly comprising Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom (with bath and separate shower cubicle), there is a large understairs pantry store (with electric and plumbing) and externally the property benefits from a generous plot with ample parking and gardens, whilst the raised setting provides a pleasant outlook and additional privacy. Being offered with No Upward Chain, there is gas C.H. throughout & uPVC D.G. Council Tax Band B. EPC Rating D.

20 Chetwynd Road Newport Shropshire

Property entered via

composite front door under storm porch into entrance hallway which provides access to all downstairs rooms and stairs to first floor. Sliding door to useful understairs pantry cupboard with electrical power, plumbing for washing machine and electric light.

Lounge 11' 7" x 11' 4" (3.53m x 3.45m)
Double uPVC French doors to the front.

Dining Room 12' 4" x 11' 8" (3.76m x 3.56m) (max)
Double uPVC French doors to the rear garden.

Kitchen 9' 5" x 5' 10" (2.87m x 1.78m)
Built in electric oven & hob. Wall mounted gas C.H. combi-boiler.

Upstairs to

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

Bedroom 1 12' 4" x 11' 8" (3.76m x 3.56m) (max)

Bedroom 2 11' 4" x 10' 8" (3.45m x 3.25m) (+ bay window, less chimney)

Bedroom 3 6' 10" x 6' 6" (2.08m x 1.98m)

Family Bathroom 7' 6" x 5' 10" (2.29m x 1.78m)
With bath and separate shower cubicle.

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

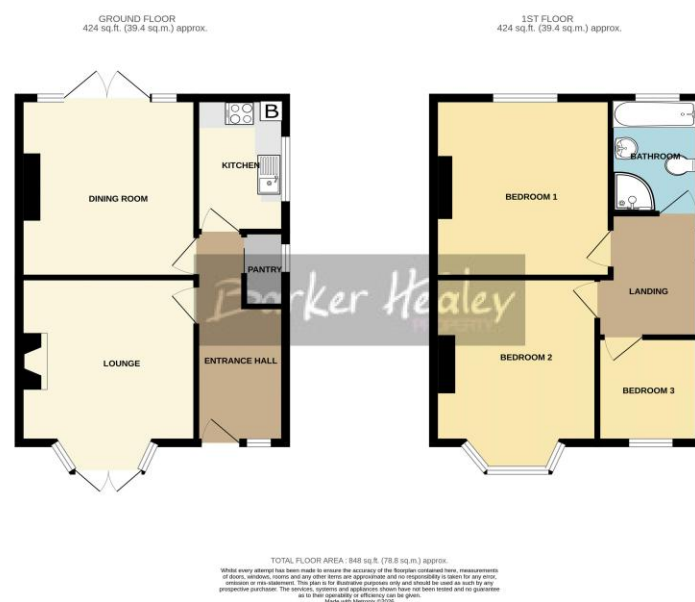
VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

A paved and gravelled driveway leads up the side of the house and opens on to the rear of the property (which may be used as a low maintenance, gravelled rear garden or additional parking).

To the front is a wooden decked garden edged with mature shrubs and trees which offer privacy.

NB: The property is approached via a steep incline with front and rear outside areas being flat on a level with the house.



Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.