DAVIES
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PERRY
ESTABLISHED 1806

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39 Avenue Road,
Newport,
TF10 7DZ

OIRO £289,950

3 1 2 D

A delightful three-bedroom Victorian mid-terrace townhouse, retaining a wealth of original character features including flooring, internal doors and fireplaces. The property also benefits from a generous private rear garden and is conveniently situated within walking distance of Newport town centre. Offered for sale with no onward chain.

The property is entered via a welcoming entrance hallway, featuring the original tiled flooring and a staircase rising to the first floor. From the hallway, a door leads into the spacious lounge, which benefits from exposed wooden floorboards and an attractive original fireplace with decorative surround and tiled hearth.

Double wooden doors open into the dining room, also featuring exposed wooden flooring and useful built-in storage cupboards, creating an ideal space for entertaining and family dining.

To the rear of the property is a galley-style kitchen fitted with an integrated oven, grill, hob, fridge and freezer. Adjoining the kitchen is a practical utility area with plumbing for a washing machine, space for a tumble dryer, and additional storage. Completing the ground floor accommodation is a family bathroom.

The first floor offers a spacious master bedroom, along with a second double bedroom, both featuring decorative original cast-iron fireplaces. A third bedroom completes the accommodation on the first floor.

A large private rear garden, with a patio area, shed which could be converted to a summer house, a gate leads you to a laid lawn area at the bottom of the garden is a greenhouse, mature shrubs and trees.

The front garden has an iron gate leading to a block paved pathway, a hedge way border and planted border beneath the window.

Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

HALLWAY

Featuring the original tiled flooring and having stairs that lead to the first floor.

LOUNGE

14'7" x 11'6" (4.47 x 3.52)

The room benefits from wooden flooring, an original cast-iron fireplace with a tiled hearth and wooden surround, and an attractive bay window.

DINING ROOM

11'10" x 11'6" (3.63 x 3.52)

Double wooden doors lead from the lounge into the dining room. The room also benefits from a double door storage cupboard and a full height storage cupboard, complemented by wooden flooring.

KITCHEN
9'11" x 7'11" (3.04 x 2.43)
A well appointed galley style kitchen fitted with a range of wood effect base and wall units with complementary worktops and tiled splashbacks. Features include a composite sink with drainer and mixer tap, integrated fridge freezer, Bosch oven and grill, electric hob with extractor hood above, and tiled flooring.

UTILITY ROOM
Plumbing for a washing machine, with space above for a tumble dryer and double storage cupboards above. Features tiled flooring and an external door providing access to the rear garden.

BATHROOM
8'0" x 5'5" (2.46 x 1.66)
A panelled bath with a shower mixer tap and shower screen, a pedestal wash basin, low level W.C, extractor fan and a tiled floor.

FIRST FLOOR
With loft hatch access and a floor length storage cupboard.

MASTER BEDROOM
14'10" x 12'0" (4.53 x 3.66)
A spacious master bedroom with a feature decorative cast iron fireplace with a tiled hearth and decorative surround.

BEDROOM TWO
11'11" x 9'1" (3.64 x 2.78)
A double bedroom overlooking the rear garden featuring decorative cast iron fireplace and surround.

BEDROOM THREE

A good sized third single bedroom overlooking the rear garden.

REAR GARDEN

A large private rear garden featuring a paved patio area with a garden shed that could be converted to a summer house, bordered by a low fence and gated access leading onto a generous lawn, with a right of access to the garden to the side of number 41. At the far end of the garden there is a shed, along with mature shrubs and trees.

FRONT GARDEN

A hedged frontage with an iron gate opens onto a block paved pathway, with shrubbery and mature planted border beneath the window.

AGENTS' NOTES:

EPC RATING: D (61) - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band B (currently £1,758.19 for the year 2026/2027).

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1800mbps

Mobile Signal/Coverage Indoors: EE Good, O2 Limited, Three Variable, Vodafone Variable

Mobile Signal/Coverage Outdoors: EE Good, O2 Good, Three Good, Vodafone Good

PARKING: On street parking

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

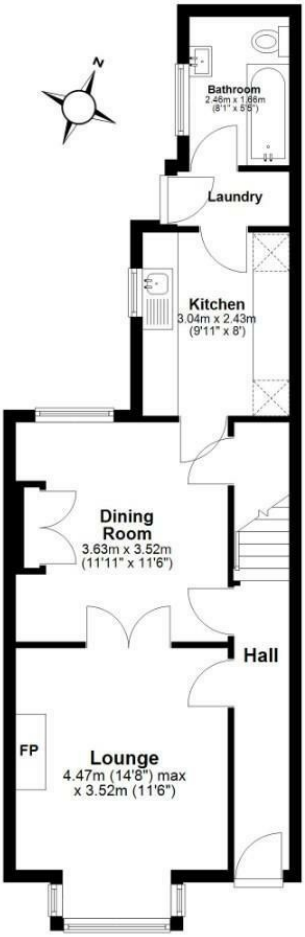
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

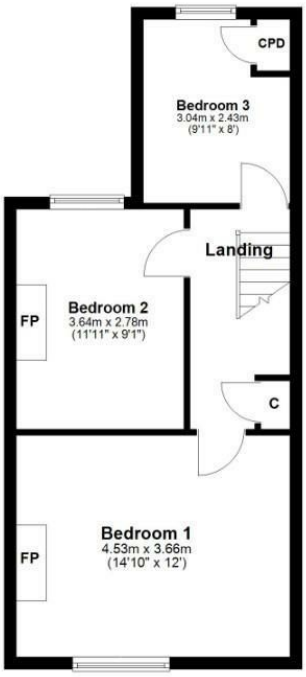
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

DIRECTIONS: From our offices in the Newport High Street head south on the High Street, continue to Upper Bar, turn left onto Avenue Road , the property is on the left hand side.

Ground Floor
Approx. 48.7 sq. metres (523.9 sq. feet)



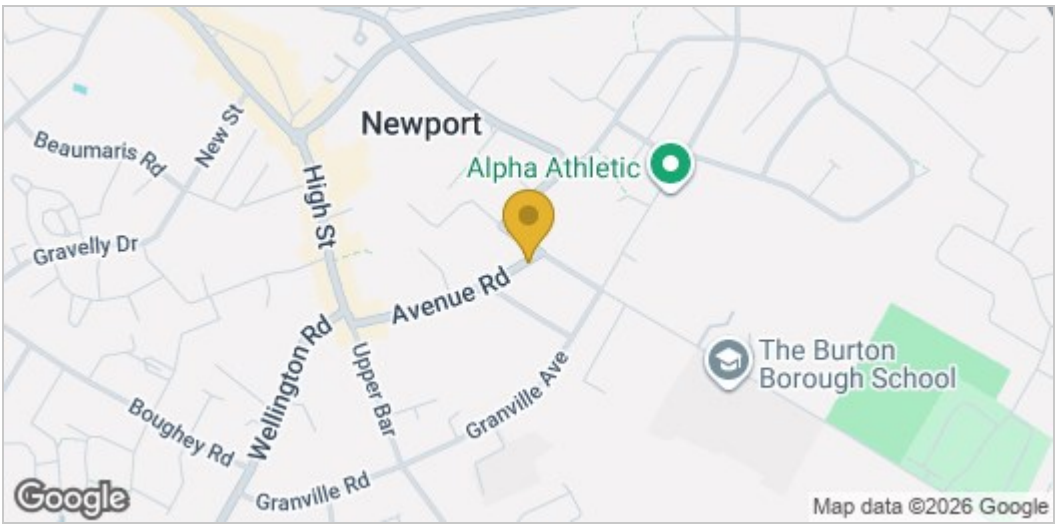
First Floor
Approx. 41.1 sq. metres (442.7 sq. feet)

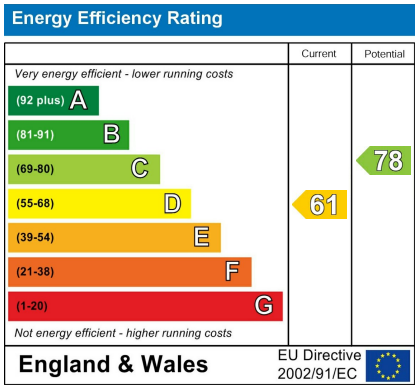


Total area: approx. 89.8 sq. metres (966.6 sq. feet)

This plan has been prepared for the exclusive use of Davies White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittingsare approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.
Plan produced using PlanUp.

39 Avenue Road, Newport





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.