



12 Stretton Avenue, Newport.

Offers in the region of **£275,000**

Being located on a quiet cul-de-sac just a stone's throw from Newport High Street, this spacious 3 Bedroom link-detached bungalow benefits from a 22ft Lounge/Diner, Additional W.C., ample driveway parking and a Garage - all set within a generous plot with lots of potential to modernise and further enhance the accommodation on offer. Benefitting from No Upward Chain, this versatile home is neutrally decorated throughout and the mature rear garden provides privacy, together with the opportunity to create a peaceful haven, whilst still being in an excellent location to access nearby shops, amenities and transport links.

Briefly comprising Entrance Hallway (with ramp to the front door for easy access), Kitchen, Additional W.C., Lounge/Diner, 3 good-sized Bedrooms, Wet Room, Lean-to Sun Room and Garage, externally there are well-established gardens to the front and rear and a tandem driveway allowing parking for two vehicles. Gas C.H. (via a replaced and annually serviced gas boiler) and uPVC D.G. Council Tax Band C. EPC Rating C.

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www.barkerhealey.co.uk

12 Stretton Avenue Newport Shropshire

Property entered via

part-glazed uPVC door to the front into

Entrance Hallway 4' 8" x 4' 8" (1.42m x 1.42m)

Providing access to Lounge/Diner, Additional W.C. and Kitchen.

Kitchen 9' 5" x 7' 10" (2.87m x 2.39m)

Glazed uPVC door to the side of the property. Integrated gas hob.

Additional W.C. 4' 8" x 4' 5" (1.42m x 1.35m)

Gas C.H. boiler.

Lounge/Diner 22' 6" x 10' 8" (6.85m x 3.25m) (max)

Door to

Inner Hallway 9' 2" x 3' 8" (2.79m x 1.12m)

Doors to all Bedrooms and Wet Room. Door to built-in airing cupboard containing hot water immersion tank.

Bedroom 1 12' 5" x 10' 8" (3.78m x 3.25m)

Double doors to built-in wardrobes.

Bedroom 2 9' 9" x 9' 7" (2.97m x 2.92m) (max)

Fully glazed uPVC sliding door to Lean-to Sun Room.

Bedroom 3 9' 5" x 8' 0" (2.87m x 2.44m) (max)

Wet Room 6' 5" x 5' 6" (1.95m x 1.68m)

Lean-to Sun Room 9' 4" x 7' 5" (2.84m x 2.26m)

Doors to the rear garden and the Garage.

Garage 17' 2" x 11' 9" (5.23m x 3.58m)

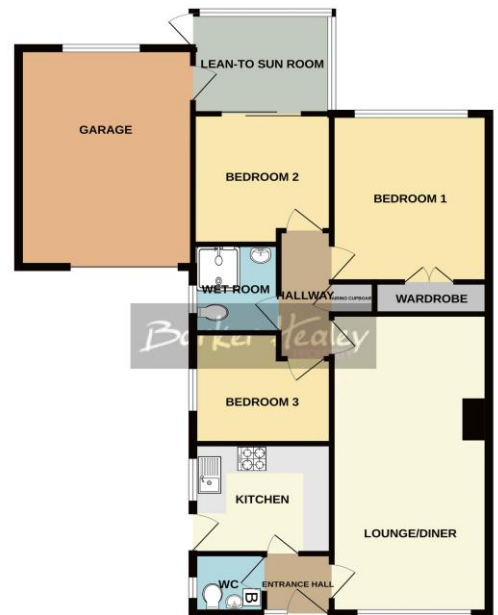
Up and over door to the front. Electric power and lighting.

Externally

To the front is a good-sized garden being mostly gravelled with mature hedging to the front and sides. A composite decking access ramp with ballustrade leads to the front door via the tarmacadam driveway which continues up the side of the property to the Garage and allows parking for two vehicles. External lighting.

To the rear is a generous garden with a paved patio closest to the house with the remainder being predominantly laid to decorative gravel. Well stocked borders feature an abundance of established shrubs, trees and hedging which offer privacy and the potential to further enhance the space. External lighting.

GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the dimensions of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagen 02/2025

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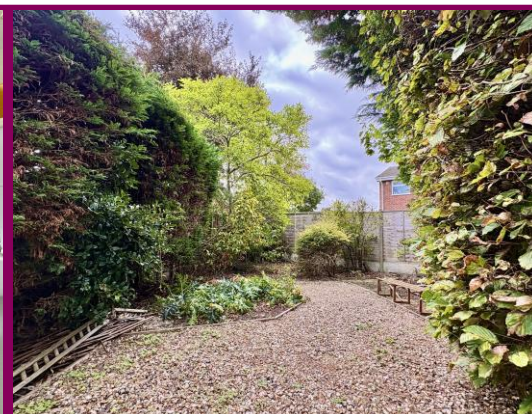
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Barker Healey
PROPERTY



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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.