



145 Barnmeadow Road, Newport.

Offers in the region of **£270,000**

Offering a very large west-facing garden, ample off-road parking space, an additional Downstairs Shower Room and no fewer than 5 upstairs Bedrooms, this mature semi-detached property still provides scope for further modernisation (and extension if desired - subject to necessary consents). Being located in a popular residential area, it is convenient for Newport town centre with all its local schools and amenities and is offered with No Upward Chain!

Briefly comprising Lounge, Dining Room, Kitchen, Rear Hall, Downstairs Shower Room, 5 Bedrooms and Family Bathroom, there is an Integral Garage, driveway parking to the front and an excellently sized rear garden. Gas C.H. via an updated and regularly serviced gas boiler, uPVC D.G. and recently carried out EICR. Council Tax Band C. EPC Rating C.

145 Barnmeadow Road Newport Shropshire

Property entered via obscure glazed door under storm porch to

Lounge 17' 2" x 12' 6" (5.23m x 3.81m) (max)
Access to downstairs rooms and stairs to first floor.

Dining Room 8' 7" x 8' 5" (2.61m x 2.56m)
Fully glazed door to the rear garden.

Kitchen 8' 7" x 8' 2" (2.61m x 2.49m)
Open to understairs pantry store,

Rear Hall 5' 10" x 2' 8" (1.78m x 0.81m)
Part glazed uPVC door to the rear garden. Doors to Kitchen, Integral Garage and

Downstairs Shower Room 5' 10" x 5' 0" (1.78m x 1.52m)
Gas C.H. boiler

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard containing hot water immersion tank.

Bedroom 1 12' 5" x 10' 0" (3.78m x 3.05m) (max)

GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

Bedroom 2 11' 6" x 8' 0" (3.50m x 2.44m)

Bedroom 3 8' 9" x 8' 8" (2.66m x 2.64m) (min)

Bedroom 4 9' 10" x 8' 0" (2.99m x 2.44m) (max)

Bedroom 5 8' 8" x 6' 8" (2.64m x 2.03m) (max)
Built-in wardrobe over stairs bulk-head.

Family Bathroom 7' 11" x 5' 6" (2.41m x 1.68m) (max)



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VIEWING STRICTLY BY APPOINTMENT ONLY

TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misleading detail. The floorplan is for illustrative purposes only and must not 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.
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PROPERTY



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