Barker Healey PROPERTY









31 Waterside Mews, Newport.

Offers in the region of £165,000

Situated in a popular residential location on Waterside Mews, Newport, this two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, downsizers or investors alike. A particularly appealing feature is the south-facing rear garden, providing an ideal outdoor space to enjoy the sunshine, together with attractive canal views to the front that add further to the property's appeal.

The accommodation briefly comprises Lounge, modern Breakfast Kitchen, 2 good-sized Bedrooms and a Bathroom, complemented by built-in storage space, gas C.H. and D.G. (partially uPVC). Externally, the property benefits from gardens to the front and rear, in addition to allocated parking. Being within easy reach of Newport's shops, amenities and transport links, it is being marketed with NO UPWARD CHAIN and viewing is essential to appreciate the potential and setting on offer. EPC Rating C. Council Tax Band B.

31 Waterside Mews Newport Shropshire

Property entered via
part-glazed door into

Entrance Porch 3' 4" x 2' 11" (1.02m x 0.89m)
Door into

Lounge 12' 2" x 11' 3" (3.71m x 3.43m)
Stairs to first floor. Door to

Inner Hallway 2' 10" x 2' 10" (0.86m x 0.86m)
Door to useful understairs cupboard. Open to

Breakfast Kitchen 12' 2" x 8' 8" (3.71m x 2.64m)
Integrated electric hob and oven. Fully obscure glazed uPVC door to the rear garden.

Upstairs to
first floor landing which provides access to both Bedrooms and Bathroom. Loft hatch to loft storage space.

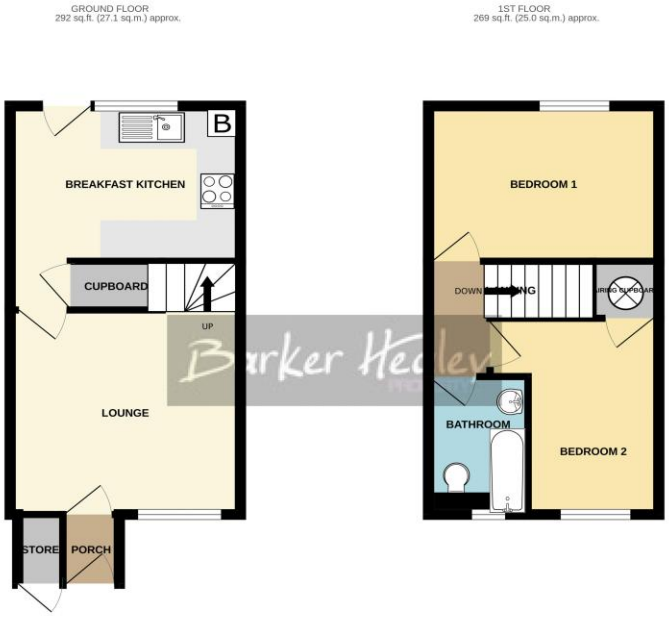
Bedroom 1 12' 3" x 8' 11" (3.73m x 2.72m)

Bedroom 2 10' 9" x 6' 11" (3.27m x 2.11m) (min)
Door to airing cupboard containing hot water immersion tank.

Bathroom 7' 8" x 4' 11" (2.34m x 1.50m)

Externally
To the front is a paved pathway which leads to the front door, inbetween two lawned areas. A door to an external Store lies to the left hand side and provides useful storage space. External light.

To the rear is an enclosed, south-facing garden which is mostly laid to lawn with a paved patio closest to the house. A paved pathway leads up the garden to a pedestrian gate which allows access to the parking area. External light and water tap.



TOTAL FLOOR AREA : 560 sq.ft. (52.1 sq.m.) approx.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey PROPERTY

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Printed by Ravensworth 01670 713330







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