



2 Westfield Terrace, Upper Bar, Newport.

Offers in the region of **£350,000**

Dating back to the 19th century, this spacious 4 Bedroom end-terrace cottage was substantially extended and improved by the existing owners during their ownership which spanned almost 50 years. Benefitting from a large garden, driveway parking and a Detached Double Garage, the external features are just as impressive as the spacious accommodation which may be found inside and its town centre location is simply the icing on the cake! Offering a choice of 3 reception rooms, a good-sized Utility Room, Downstairs W.C. and both a Bathroom and Shower Room, there is potential for further modernisation, without compromising on the character and cosy feel this property exudes.

Briefly comprising Dining Room, Kitchen, Utility Room, Downstairs W.C., Lean-to Sun Room, 15ft Lounge (with log burner and doors to the rear garden), 4 Bedrooms, Bathroom and Shower Room, outside the landscaped garden currently offers a sizeable allotment area with greenhouse and direct access to the Garage and gated driveway. Gas C.H., uPVC D.G. NO UPWARD CHAIN!

Council Tax Band C. EPC Rating C.

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www.barkerhealey.co.uk

2 Westfield Terrace Upper Bar Newport Shropshire

Property entered via

part-glazed uPVC front door into

Dining Room 14' 1" x 13' 9" (4.29m x 4.19m) (max)

Stairs to the first floor. Gas fire. Door to

Kitchen 13' 4" x 9' 3" (4.06m x 2.82m) (max)

Door to Inner Hallway which leads to Lean-to Conservatory, Downstairs W.C. and

Utility Room 9' 11" x 6' 8" (3.02m x 2.03m)

Floor standing gas C.H. boiler.

Downstairs W.C. 5' 2" x 5' 0" (1.57m x 1.52m)

Lean-to Conservatory 12' 4" x 6' 8" (3.76m x 2.03m)

Fully glazed uPVC door to the rear garden.

Lounge 15' 4" x 11' 10" (4.67m x 3.60m)

Multi-fuel burning stove. Sliding door to the rear garden.

Upstairs to

first floor landing which leads to all Bedrooms, Bathroom and Shower Room. 3 built-in storage cupboards, one with hot water immersion tank.

Master Bedroom 15' 5" x 11' 11" (4.70m x 3.63m)

With a range of fitted furniture.

Bathroom 9' 1" x 5' 5" (2.77m x 1.65m) (min)

Bedroom 2 14' 1" x 9' 0" (4.29m x 2.74m) (max)

Bedroom 3 10' 4" x 6' 1" (3.15m x 1.85m) (max)

Bedroom 4 9' 10" x 6' 0" (2.99m x 1.83m)

Shower Room 8' 5" x 6' 1" (2.56m x 1.85m)

Externally

To the front is a pedestrian wooden gate which provides access to a small gravelled courtyard front garden.

The rear garden offers a variety of outdoor spaces, featuring a paved patio area ideal for outdoor dining and entertaining, complemented by an attractive raised central flower bed with established shrubs and colourful planting. A paved pathway runs alongside the bed, providing access through the garden to the Detached Garage, while timber fencing encloses the boundaries and offers a good degree of privacy. Further features include a timber garden shed, greenhouse and established vegetable plot, providing excellent potential for keen gardeners. A covered timber seating area adds further character and creates a sheltered spot to relax and enjoy the garden. Electric lighting.

The driveway lies behind the Detached Garage and offers ample, off-road, gated parking space.

Detached Double Garage 20' 9" x 17' 9" (6.32m x 5.41m)

Up and over door to the driveway. Pedestrian door to the rear garden. Electric power and lighting. Water tap to the exterior.



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VIEWING STRICTLY BY APPOINTMENT ONLY

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PROPERTY



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