



## 9 Vauxhall Crescent, Newport.

Offers in the Region Of **£179,995**

Built in 1920's, this larger than average semi-detached property stands within a substantial corner plot and has been much improved by the current owner. Over the last 10 years, very few properties in this crescent have been marketed for sale and that is testament to the fact that they are well built houses, situated around a lovely green area which have the added bonus of being very close to Newport Town Centre and local schools and amenities.

Briefly comprising Open plan Lounge/Kitchen, Dining Room, Conservatory, Downstairs W.C., 4 Bedrooms and a Bathroom, the windows and doors have been recently re-fitted in uPVC and an extremely spacious enclosed driveway has been created to the side to provide ample parking for several vehicles. With an excellent potential rental return, this property would most certainly suit a family or investment buyer alike.



# 9 Vauxhall Crescent Newport Shropshire

**Property entered via**  
uPVC front door into

## **Entrance Hallway**

Archway into open-plan Lounge/Kitchen, stairs to first floor and useful understairs cupboard. Wood effect laminate flooring. Door into

## **Dining Room** 11' 10" x 9' 7" (3.61m x 2.92m)

Fireplace with ornate surround and chimney. Windows to the front and side of the property. Carpeted.

## **Open-plan Lounge/Kitchen** 19' 3" x 12' 3" (5.87m x 3.73m) max narrowing to 7'5" X 6'0" into Kitchen area

Lounge - Large multi-fuel burner set within brick built surround with wooden mantle over and tiled hearth which provides the heat for all radiators. Wood effect laminate flooring. Full length uPVC sliding door into Conservatory. Window to the rear.

Kitchen - A good range of base units with worksurfaces over and matching wall mounted cupboards. Integrated electric oven with gas hob and extractor hood over. Space and plumbing for washing machine and space for fridge and freezer. Stainless steel sink with drainer and mixer tap. Tiled splashbacks and tiled floor. Window to the side of the property. Door into rear hallway leading to back garden and

## **Downstairs W.C.** 4' 4" x 2' 6" (1.32m x 0.76m)

White W.C.. Partially tiled walls and tiled floor. Stainless steel heated towel rail. Obscure window to the rear.

## **Conservatory** 11' 7" x 10' 0" (3.53m x 3.05m)

Entered via the Lounge. Low level brick base wall with uPVC windows over. Single door into the rear garden. Tiled floor.

## **Upstairs to**

first floor landing which provides access to all Bedrooms and Bathroom.

## **Bedroom 1** 11' 3" x 11' 2" (3.43m x 3.4m) (+ wardrobes)

In-built double wardrobe. Two windows overlooking the rear garden. Wood effect laminate flooring.

## **Bedroom 2** 11' 10" x 8' 5" (3.61m x 2.57m)

Fireplace with ornate surround and chimney. Window overlooking the front garden. Wood effect laminate flooring.

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## **Bedroom 3** 10' 2" x 7' 2" (3.1m x 2.18m) (max)

Access to airing cupboard with tank. Window overlooking the rear garden. Wood effect laminate flooring.

## **Bedroom 4** 9' 2" x 7' 1" (2.79m x 2.16m)

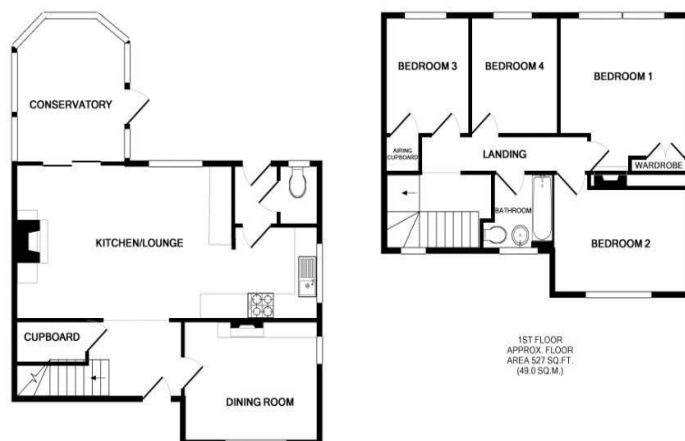
Window overlooking the rear garden. Wood effect laminate flooring.

## **Bathroom** 6' 1" x 6' 0" (1.85m x 1.83m) (max)

White suite consisting of W.C., washbasin and Triton electric shower over bath. Shower screen. Obscure window to the front. Cushion flooring.

## **Outside**

The property is surrounded by low level close board fencing with a timber pedestrian gate to the front for access to the property via a block paved pathway. A large lawned area also exists to the front with a double block paved driveway which may be accessed through double timber gates and provides ample parking for several vehicles. Further timber gates provide entry to the rear garden, (or alternatively a single pedestrian gate may be used) which consists of a mixture of gravelled, paved and wooden decked areas. Two useful timber storage sheds stand to the side together with a wall mounted security light.



GROUND FLOOR  
APPROX. FLOOR AREA  
636 SQ.FT.  
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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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# Barker Healey

PROPERTY



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