



## 13 Newtown

Newchapel, ST7 4PZ



**Offers in the region of £130,000**

Here at Carters, we are thrilled to welcome to the market this beautifully presented mid-terrace home, perfectly positioned in the sought-after village of Newchapel. With superb transport links via the A500, A50, A34 and M6, and a range of local shops, bars and restaurants just a short walk away, this property offers both convenience and charm in equal measure.

Step inside and you are immediately greeted by a stunning living room, rich in character and warmth, featuring an eye-catching period fireplace, elegant ceiling coving and stylish feature wall lighting. This inviting space flows effortlessly into the kitchen/dining area, ideal for everyday living and entertaining alike.

To the rear, the property benefits from a separate utility room and a well-presented ground floor family bathroom, adding to the practicality of the layout. Upstairs, there are two generous double bedrooms, with fitted wardrobes to the principal bedroom providing excellent storage.

Outside, the low-maintenance courtyard offers a private outdoor space, complete with an outside tap.

This property is an ideal purchase for first-time buyers looking to take their first step onto the property ladder or investors seeking a ready-to-go opportunity. Early viewing is strongly advised — properties of this quality and location are always in high demand.

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## Living Room

12'11" x 10'9" (3.94m x 3.28m)  
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.  
Coving to ceiling. Period feature fireplace. Feature lighting. Radiator. Laminate flooring.

## Kitchen

12'11" x 11' (3.94m x 3.35m)  
UPVC double glazed window to the rear elevation. Access to the stairs.  
Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob with a tiled splashback. Built in extractor hood. Integrated dishwasher. Space for a fridge freezer. Radiator. Laminate flooring.

## Utility

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.  
Space and plumbing for a washing machine. Space for a tumble dryer. Radiator. Tiled flooring.

## Bathroom

UPVC double glazed window to the side elevation.  
Three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Radiator. Tiled flooring.

## Stairs and Landing

Access to the loft.

## Bedroom One

11' x 9'6" (3.35m x 2.90m)  
UPVC double glazed window to the rear elevation.  
Built in wardrobes. Radiator.

## Bedroom Two

12'11" x 10'10" (3.94m x 3.30m)  
UPVC double glazed window to the front elevation.  
Radiator.

## Externally

Outside there is a courtyard garden with an outside tap.

## Additional Information

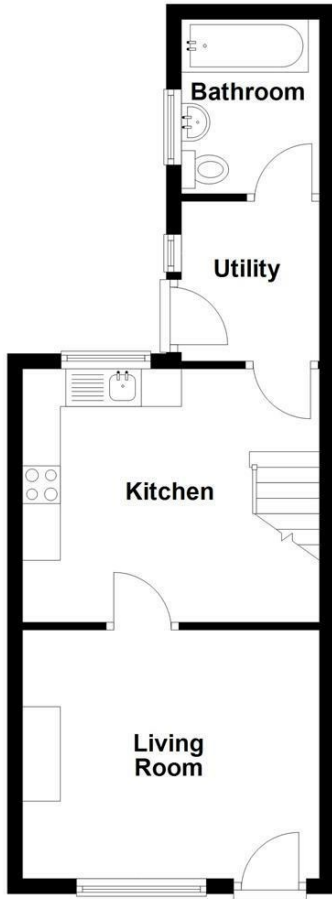
Freehold. Council Tax Band A.

TOTAL FLOOR AREA: 688  
SQUARE FOOT / 64 SQUARE  
METERS.

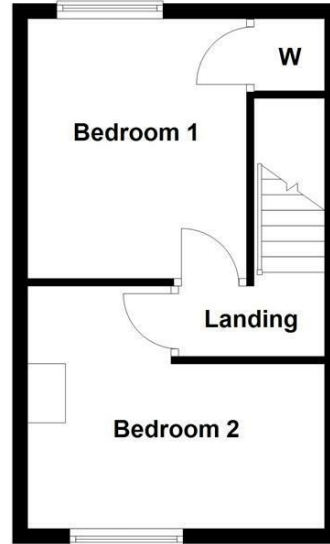
## Disclaimer

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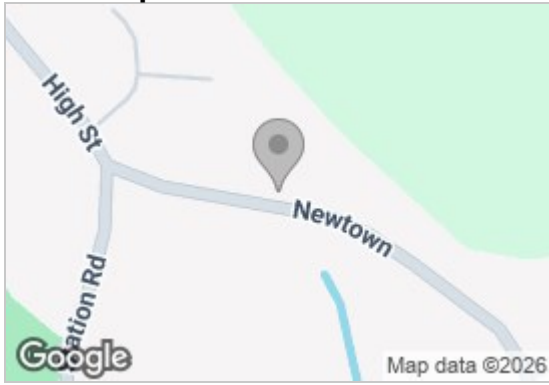
**Ground Floor**



**First Floor**



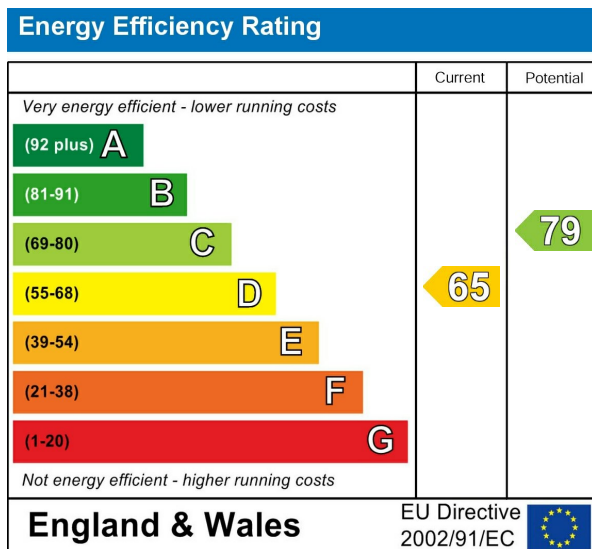
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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