



**Lawsons**  
ESTATE AGENTS

**10 Newall Road, Barnham**  
Guide Price £170,000 – £180,000



# 10 Newall Road

Barnham, IP24 2NW

Lawsons Estate Agents are pleased to present to the market this two bedroom, chain free, Terraced House in the desirable location of Barnham. This mid-terraced house boasts a spacious lounge / diner, kitchen, storage room, family bathroom, and two bedroom with built-in wardrobes. Don't miss out on the opportunity and call now to view this gem that provides easy access to the A134.

Council Tax band: B Tenure: Freehold

- TWO BEDROOM
- CHAIN FREE!
- GARAGE EN-BLOCK
- MID-TERRACED HOUSE
- LOUNGE / DINER
- DESIRABLE LOCATION
- ENCLOSED REAR GARDEN
- EASY ACCESS TO THE A134
- FAMILY BATHROOM
- CALL NOW TO VIEW!

## Hallway

3' 2" x 5' 10" (0.96m x 1.78m)

Window to front, door to lounge / diner, with electric radiator, carpet flooring, and stairs to first floor landing.

## Lounge / Diner

18' 9" x 10' 0" (5.71m x 3.04m)

Two windows to rear, feature electric fire, with electric radiator, carpet flooring, and doors to kitchen and under stairs storage cupboard.







### **Kitchen**

7' 3" x 7' 5" (2.20m x 2.26m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, space for freestanding cooker, fridge / freezer, and washing machine, with further built-in storage cupboards, wood effect vinyl flooring, and door to lobby.

### **Lobby**

4' 7" x 5' 4" (1.40m x 1.62m)

Doors to front & storage room, with wood effect vinyl flooring.

### **Store Room**

4' 7" x 9' 8" (1.40m x 2.96m)

Door to rear garden, with mains power and lighting.

### **First Floor Landing**

2' 11" x 5' 10" (0.90m x 1.79m)

Doors to both bedrooms and family bathroom, with carpet flooring, and further door to airing cupboard housing the hot water cylinder.

### **Bedroom 1**

9' 3" x 12' 1" (2.83m x 3.69m)

Window to rear, built-in wardrobe and separate storage cupboard, with electric radiator, and carpet flooring.

### **Bedroom 2**

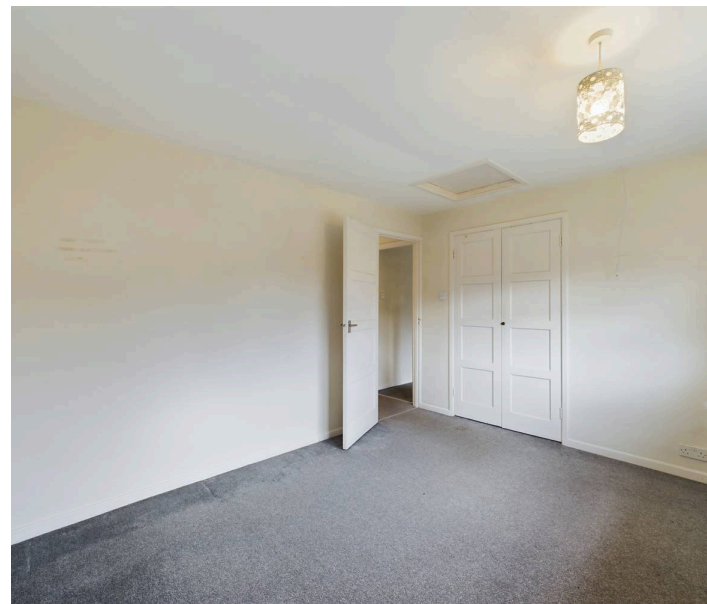
12' 1" x 9' 2" (3.68m x 2.80m)

Window to rear, built-in wardrobe, electric radiator, and carpet flooring, with access to loft via ceiling hatch.

### **Bathroom**

8' 11" x 5' 11" (2.73m x 1.80m)

Frosted window to front, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with electric radiator, and tile effect vinyl flooring.





## FRONT GARDEN

Mainly laid to lawn, with pathways leading to the front door and lobby.

## REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area, decking area, space for a garden shed, and mature shrubs.

## Garage En-Block

16' 0" x 9' 1" (4.87m x 2.78m)

The property benefits from a nearby garage en-block, with an up and over door to front.

## Parking

The property benefits from on-road parking that is available on a first come, first served basis.

## Agents Note

This property falls under a B band for the local council tax and costs approximately £1,622.58 per annum for 2024/25.

There is an annual service charge for maintaining the communal areas. The cost for this is approximately £306.60 Per Annum.

## Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

## Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

## Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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