



10 Avon Close, Bettws, Newport. NP20 7BZ
£160,000
Tenure Freehold

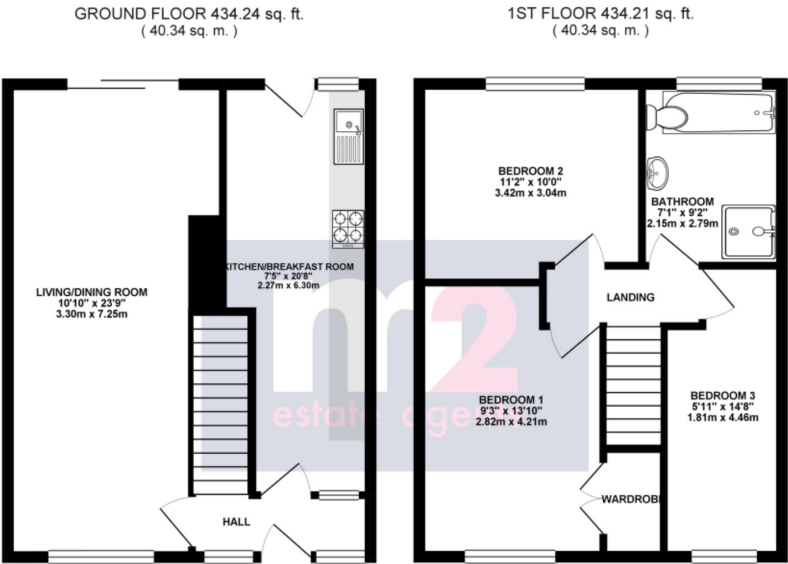
- **SPACIOUS MID TERRACE HOUSE**
- **IN NEED OF UPDATING**
- **3 BEDROOMS**
- **LIVING / DINING ROOM**
- **KITCHEN / BREAKFAST ROOM**
- **BATHROOM WITH SEPARATE SHOWER CUBICLE**
- **EASY TO MAINTAIN REAR GARDEN**
- **NO CHAIN**

NO CHAIN! PERFECT FOR FIRST TIME BUYERS! IN NEED OF UPDATING! 3 BEDROOM HOUSE IN POPULAR LOCATION WITH LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR BATHROOM & EASY TO MAINTAIN REAR GARDEN

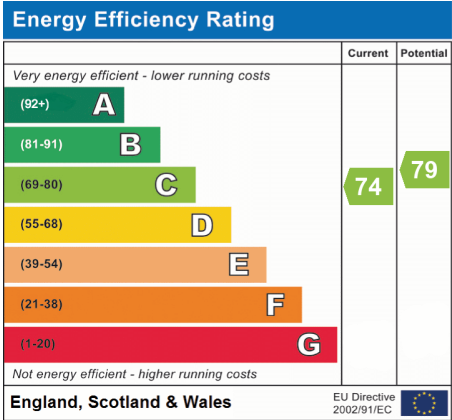
A three bedroom semi detached house situated in a popular and convenient location close to all local amenities, bus routes, walking distance to popular Primary & Secondary Schools and with easy access to junctions 25a & 26 of the M4 making it ideal for commuting to both Bristol & Cardiff.

The property offers ideal accommodation for a first time buyer having accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor. A spacious living/dining room enjoys an aspect to the front and rear having French doors to the garden. The kitchen/breakfast room benefits from an extensive range of storage units and door to rear. To the first floor: A landing provides access to three bedrooms and the bathroom with separate shower cubicle. Outside: To the front: A gate with steps down to the front door. To the rear: An easily maintained garden with large patio area, enclosed by fencing.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and is being sold with no onward chain.
Services:
Council Tax Band:
B



TOTAL FLOOR AREA : 868.44 sq. ft. (80.68 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (10 Avon Close, Newport, NP20 7BZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____