



38a Colston Avenue, Newport. NP19 0HD
£115,000
Tenure Leasehold

- WELL PRESENTED FIRST FLOOR FLAT
- IDEAL PURCHASE FOR FIRST TIME BUYER
- SITUATED OFF CORPORATION ROAD
- ENTRANCE HALL WITH WOOD BLOCK FLOOR
- LOUNGE
- KITCHEN
- TWO GOOD SIZE BEDROOMS
- REFITTED BATHROOM
- NO CHAIN

PERFECT FOR FIRST TIME BUYERS, WELL PRESENTED, SPACIOUS, FIRST FLOOR FLAT, 2 GOOD SIZE BEDROOMS, LIVING ROOM, REFITTED BATHROOM & NO ONWARD CHAIN

A well maintained first floor flat flat situated off Corporation Road lying within a short distance of the Southern Distributor Road providing easy access to the M4 at junctions 24- Bristol & 28- Cardiff.

The property offers ideal accommodation for a first time buyer comprising: To the first floor: An entrance hall with wood block floor and storage cupboard. A good size lounge enjoys an outlook to the front. A separate kitchen benefits from a built in oven and hob with storage cupboard housing the combi boiler. Two double bedrooms lead off the hallway both overlooking the garden and playing fields to the rear. A refitted bathroom benefits from part tiled walls and shower over bath. Outside: To the rear: Facing away from the property a terrace garden to the right hand side part enclosed by fencing.

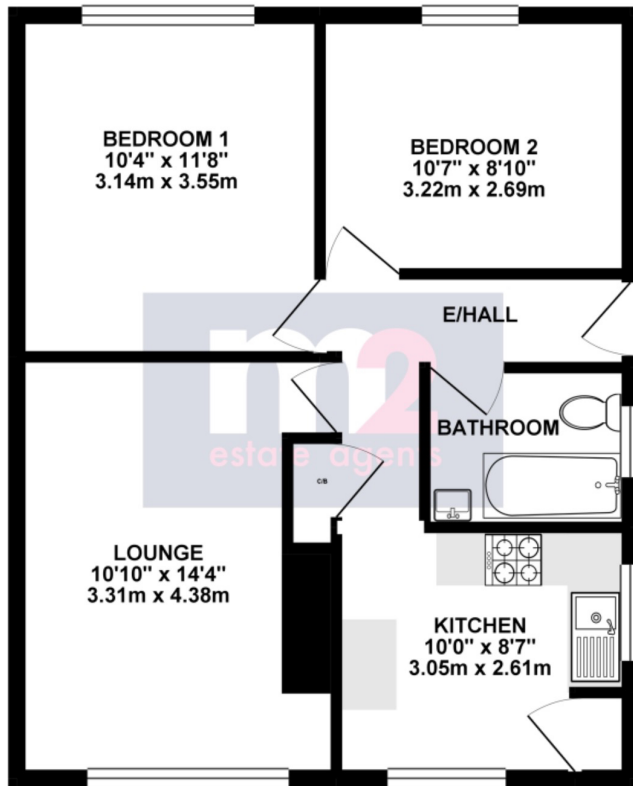
Services:

Council Tax Band:

Band B

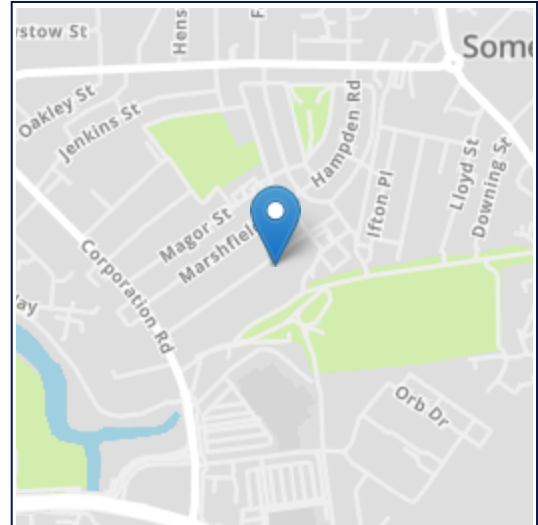


GROUND FLOOR 542.67 sq. ft.
(50.42 sq. m.)



TOTAL FLOOR AREA : 542.67 sq. ft. (50.42 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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