



Llandenny  
Edward VII Avenue  
Newport  
NP20 4NF

Offers in Excess of £459,000

bettermove 

# Edward VII Avenue Newport

Bettermove are proud to present this 4 bedroom detached house in the sought after area of Newport available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, open plan fitted kitchen with dining room, utility room, The conservatory, bathroom and additional sitting room/ bedroom on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Newport, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4, Newport Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



### Ground Floor



### First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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