



Selston, Kensington Place, Newport. NP19

8GP

£275,000

Tenure Freehold

- EXTENDED TRADITIONAL SEMI DETACHED
- THREE BEDROOMS
- CUL DE SAC LOCATION
- TWO SEPERATE RECEPTION ROOMS
- LARGE L SHAPED KITCHEN / DINING ROOM
- FIRST FLOOR SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- HEATED BASEMENT WORKSHOP / STORE
- DRIVEWAY PARKING AND GENEROUS REAR GARDEN
- NO UPPER CHAIN

NO CHAIN!! EXTENDED, TRADITIONAL 3 BED SEMI DETACHED AT THE END OF A QUIET CUL DE SAC, CONVENIENT FOR MAINDEE SHOPS AND ADJACENT TO WOODLAND PARK

A great opportunity to acquire a deceptively spacious, extended, traditional 3 bedroom semi detached house in this quiet end of cul de sac location adjacent to Woodland Park. Conveniently placed close to local shopping this east side location is a five minute drive from junction 24 of the M4 and walking distance to Primary schools.

The extended accommodation comprises;

Ground floor; hallway, lounge, sitting room, kitchen / dining room and cloakroom.

First floor; landing, 3 bedrooms, shower room, separate w.c.

Lower ground floor; basement store / workshop 9'x17' with heating.

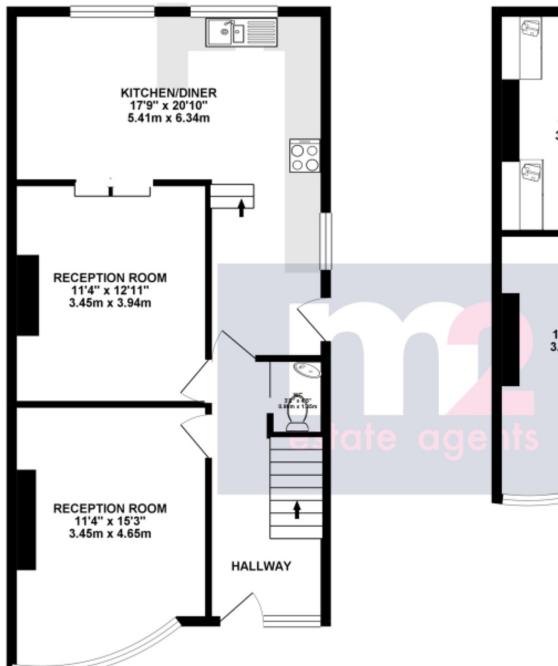
Outside; forecourt and side drive, generous mature rear garden with patio and lawns.

Although in need of some modernisation the property has gas central heating via a combi boiler, is double glazed, there is a shaker style kitchen and a tiled shower room. There are generous room sizes particularly the 10' x 17' 8 kitchen/dining room. There are nice original features inc picture rails, some cornicework and internal panelled doors. Good EPC rating.

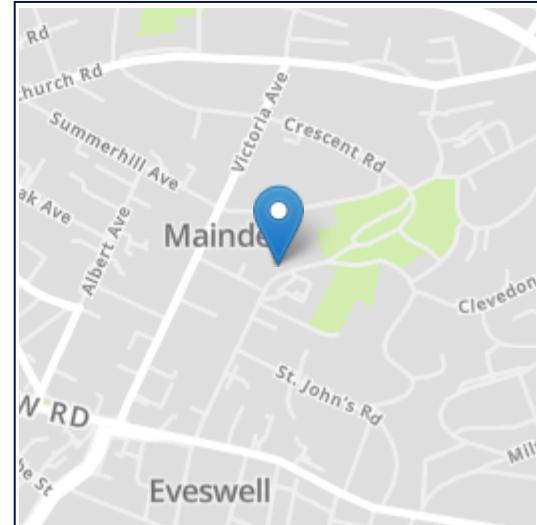
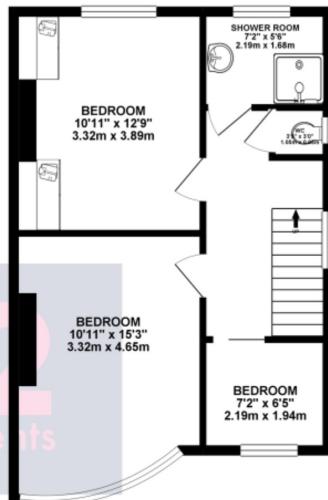
The property is offered with "no upper chain".



GROUND FLOOR 655.13 sq. ft.
(60.86 sq. m.)



1ST FLOOR 477.16 sq. ft.
(44.33 sq. m.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		84
		69
EU Directive 2002/91/EC		

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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