



**7 Scott Close, Newport. NP20 3LA**  
**£200,000**  
**Tenure Freehold**

- NO CHAIN
- SPACIOUS MID TERRACE HOUSE
- LIVING ROOM
- KITCHEN / DINING ROOM

- GROUND FLOOR W/C
- FIRST FLOOR BATHROOM
- POPULAR WEST SIDE LOCATION
- GOOD SIZE REAR GARDEN

**69 Bridge Street, Newport, NP20 4AQ**  
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SPACIOUS, THREE BEDROOM FAMILY HOME IN THE POPULAR GAER AREA ON THE WEST SIDE OF NEWPORT WITH LOUNGE, OPEN-PLAN KITCHEN DINING ROOM, GROUND FLOOR W/C, FAMILY BATHROOM & ENCLOSED REAR GARDEN, GREAT M4 LINKS\*

Situated in the popular Gear area, on the West side of Newport is this spacious, well presented three bedroom family home. Located within walking distance to all local amenities, popular primary schools and main bus routes. The property also benefits from easy access to junction 27 & 28 of the M4 making it perfect for commuting.

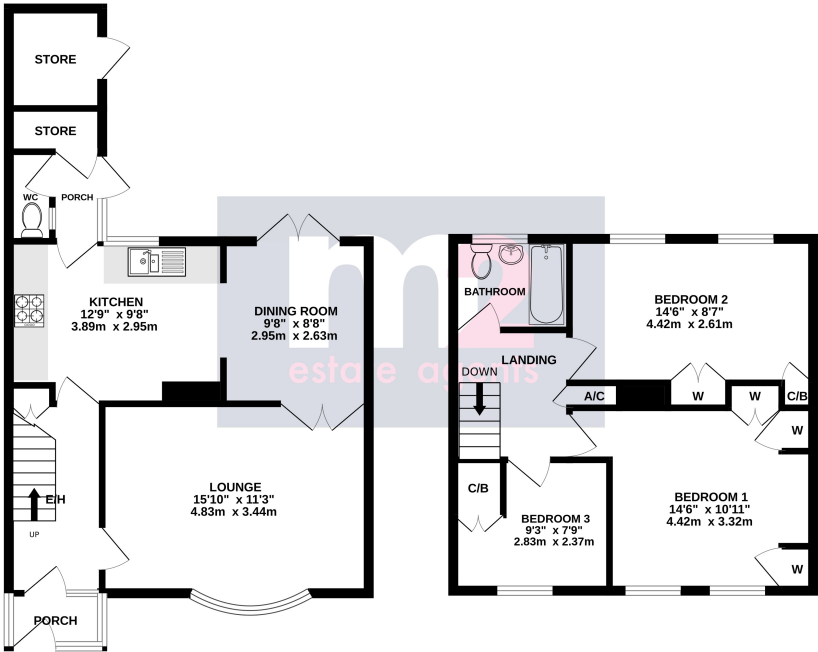
The property benefits from a pleasant enclosed rear garden with accommodation briefly comprising: To the ground floor: An entrance porch & hallway with stairs to the first floor. A good size lounge with bay window benefits from far reaching views. Double doors lead to a dining room opening to the garden with arch to a modern kitchen. A lobby from the kitchen provides access to the rear garden, WC and store. To the first floor: A landing leads to 3 bedrooms all having built in wardrobes or storage. A family bathroom benefits from a shower over bath. Outside: To the front: An enclosed forecourt garden. To the rear, a seating area with steps leading to a garden laid to lawn having bordering beds. A path leads to rear access. An attached shed provides storage.

Services:  
Council Tax Band:

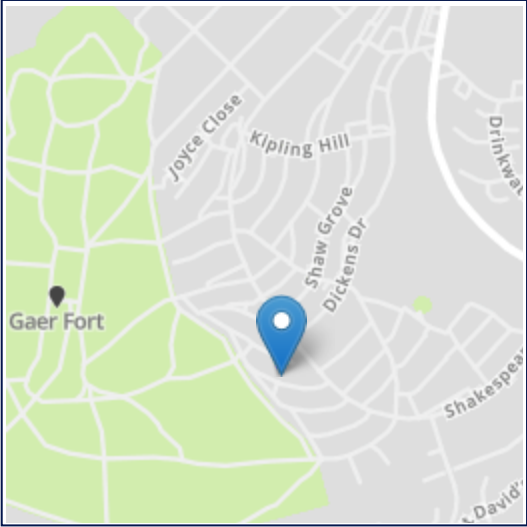


GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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