



**26 Darent Close, Bettws, Newport. NP20
7SQ
£159,950
Tenure Freehold**

- SPACIOUS MID TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYERS
- 3 BEDROOMS
- LIVING / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- FRONT & REAR GARDENS
- NO CHAIN

NO CHAIN! 3 BEDROOM HOUSE WITH LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM & FIRST FLOOR BATHROOM

A 3 bedroom mid terrace 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 now boasts spacious living accommodation briefly comprising to the Ground Floor: Entrance Hall, Kitchen/Breakfast Room opening to Living/Dining Room. On the first floor are three good size bedrooms and a bathroom. Outside, To the front are steps down to the front door with grass & patio. To the rear is a patio area with step down to a small grass area fully enclosed with timber fencing.

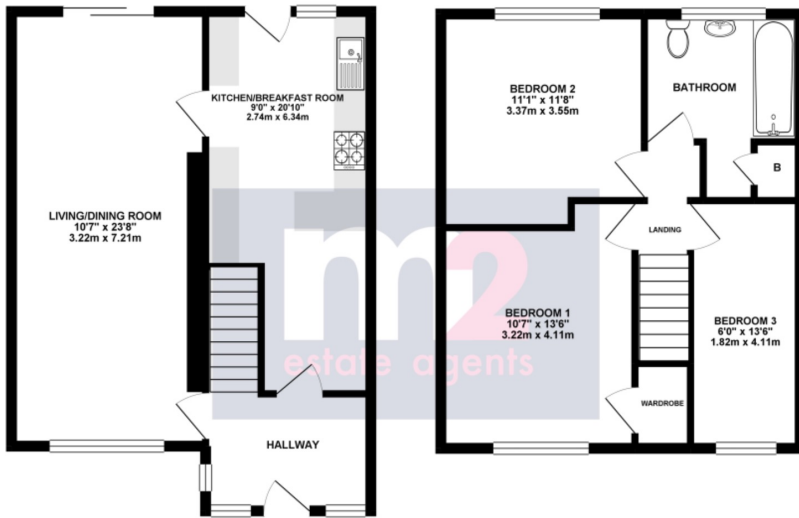
Services:

Council Tax Band:

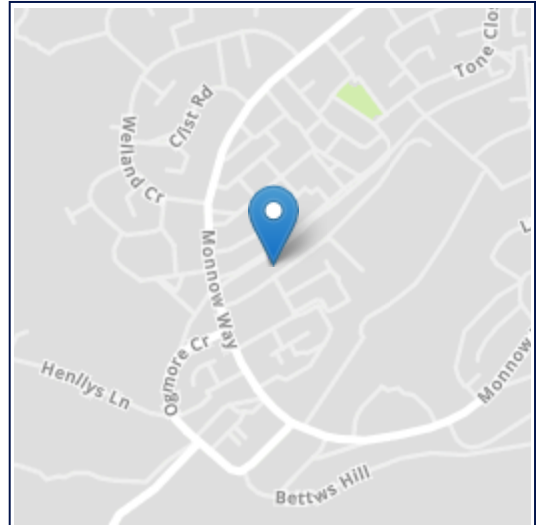


GROUND FLOOR 494.09 sq. ft.
(45.90 sq. m.)

1ST FLOOR 462.39 sq. ft.
(42.96 sq. m.)



TOTAL FLOOR AREA: 956.48 sq. ft. (88.86 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	83
(39-54)	E	65
(21-38)	F	
(1-20)	G	
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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I/We acknowledge that I/we have read and understand your terms letter and that these property (26 Darent Close, Newport, NP20 7SQ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____