



20 Buxton Close, Newport. NP20 3BN
£180,000
Tenure Freehold

- STUNNING MID TERRACE HOUSE
- REFURBISHED THROUGHOUT
- 2 BEDROOMS
- OPEN PLAN KITCHEN / DINING / LIVING SPACE
- CONSERVATORY
- REFITTED BATHROOM
- TIERED GARDEN
- NO CHAIN
- DRIVEWAY
- GARAGE IN NEAR BY BLOCK

PERFECT FOR FIRST TIME BUYERS!! STUNNING, FULLY REFURBISHED, 2 BEDROOM HOUSE WITH STYLISH OPEN PLAN KITCHEN/DINING/LIVING SPACE, CONSERVATORY, REFITTED BATHROOM, DRIVEWAY & GARAGE WITH NO ONWARD CHAIN

An extensively renovated mid-link property situated on the West Side of Newport, close to all local amenities, shops, Tredegar Park whilst also having the easiest of access to junction 28 of the M4 making it perfect for commuting.

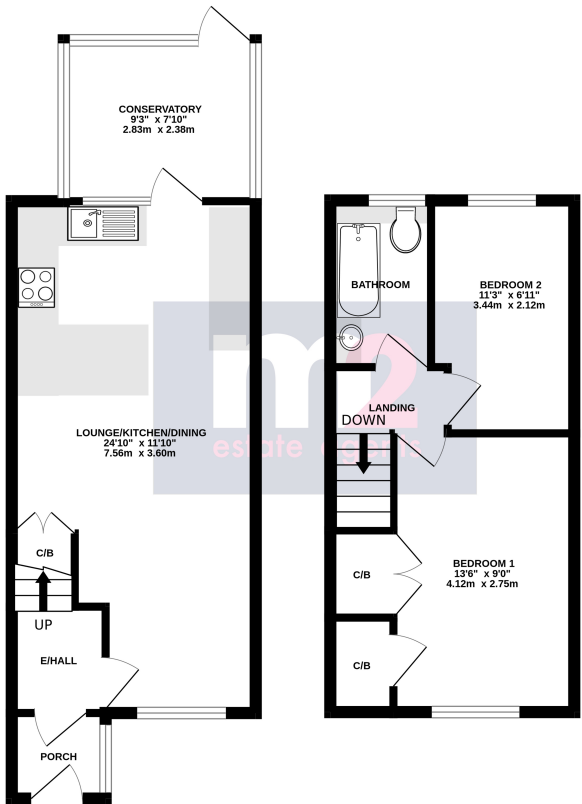
In brief, the accommodation comprises: To the ground floor: An entrance porch opens to a hall with stairs to the first floor. A herringbone-style wood block effect floor leads to the superb, open-plan kitchen/dining/living space with excellent range of integral appliances and a door leading to the conservatory. To the first floor: A landing leads to two bedrooms, the master having built-in storage and wardrobe, the stylish, refitted bathroom has a shower over bath, floating w/c and wash hand basin on a vanity unit. Outside: To the front: A tarmac driveway partially enclosed by fencing. To the rear: a tiered garden with steps through an easily maintained garden laid with cotswold stone. A garage is located in a nearby block.

The property further benefits from having a new gas combi boiler, new flooring throughout and is being offered for sale with no onward chain.
Services:
Council Tax Band:
C



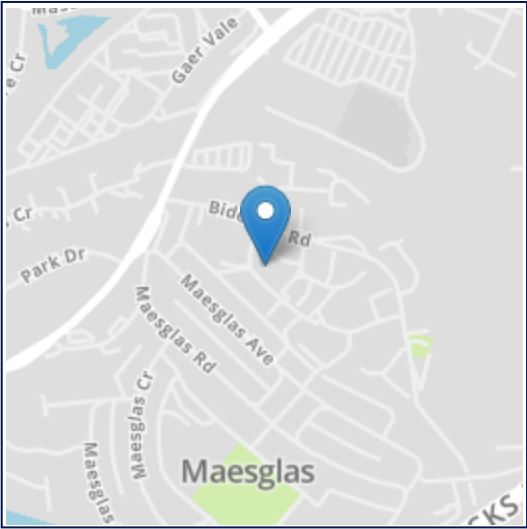
GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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	88
(81-91)	B	
(69-80)	C	
(55-68)	D	72
(39-54)	E	
(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 (20 Buxton Close, Newport, NP20
3BN) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____