



53 Aston Crescent, Newport. NP20 5RB
£239,950
Tenure

- WELL PRESENTED SEMI DETACHED FAMILY HOME
- 3 BEDROOMS & USEFUL LOFT AREA
- LIVING / DINING ROOM
- MODERN KITCHEN
- LARGE, FIRST FLOOR BATHROOM
- BRAND NEW GAS COMBI BOILER
- LARGE REAR GARDEN
- CLOSE TO JUNCTION 25A & 26 OF THE M4

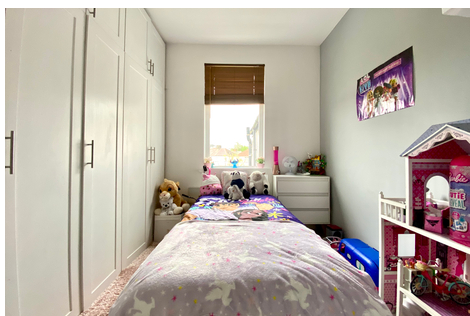
WELL PRESENTED, SEMI DETACHED HOUSE WITH 3 BEDROOMS, LIVING/DINING ROOM, MODERN KITCHEN, SPACIOUS BATHROOM, LARGE REAR GARDEN & BRAND NEW GAS COMBI BOILER

Situated close to Malpas Road in a popular & convenient location is this well presented 3 bedroom semi detached house, close to all local amenities, popular primary & secondary schools, shops and bus routes whilst also having the easiest of access to junction 26 of the M4 making it perfect for commuting. In brief the property boasts accommodation briefly comprising to the Ground Floor: Entrance hallway, living room/dining room & kitchen. On The First Floor: 3 bedrooms and a family bathroom, drop down ladders provide access to a useful loft area. Outside, to the front is a small forecourt with side access & to the rear is a large well maintained garden mainly laid to lawn.

The property further benefits from having a brand new gas combi boiler, upvc double glazing throughout and viewing is highly advised by the agents.

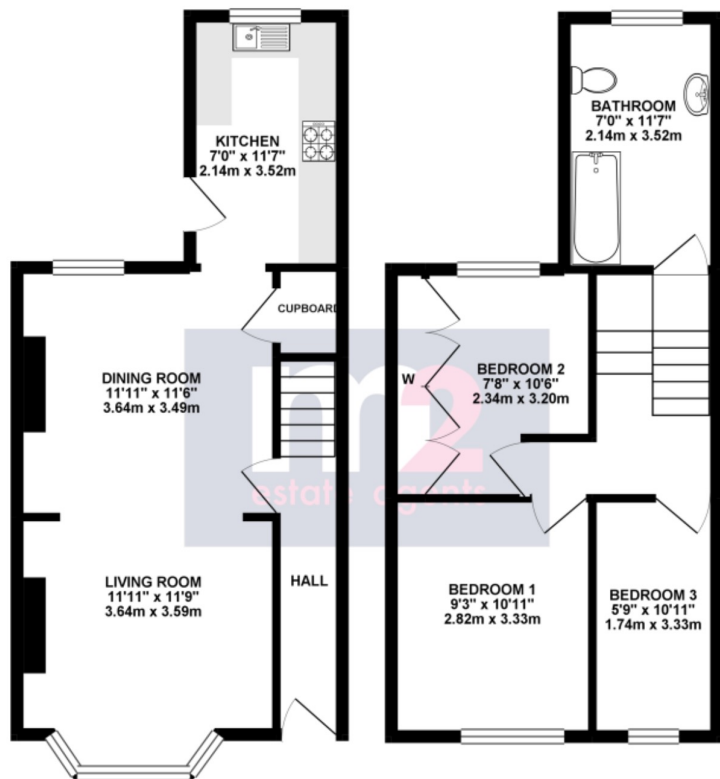
Services:

Council Tax Band:



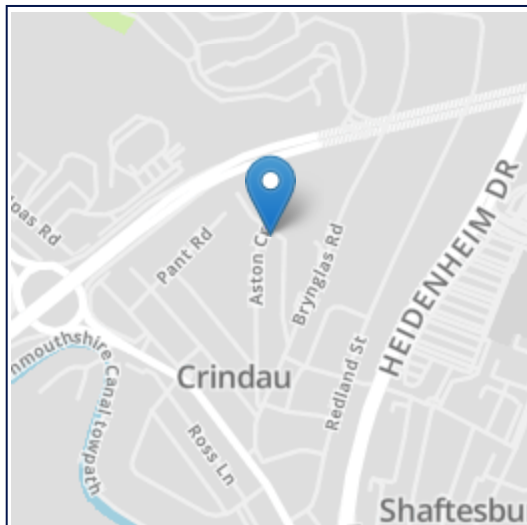
GROUND FLOOR 413.35 sq. ft.
(38.40 sq. m.)

1ST FLOOR 401.91 sq. ft.
(37.34 sq. m.)



TOTAL FLOOR AREA : 815.26 sq. ft. (75.74 sq. m.) approx.

While every effort has been made to ensure the accuracy of the description contained here, measurements of plots, 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 here are not 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)		85
B		
(69-80)		
C		
(55-68)	66	
D		
(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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