

13 Colston Avenue
Newport
NP19 0HB

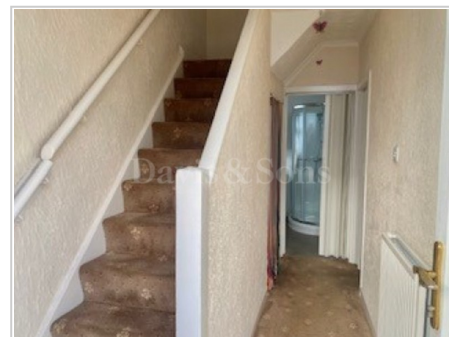
159,950



- NO CHAIN
- Council tax band C
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- Ideal first time purchase
- Potential to build a garage to side (subject to planning)
- Rear extension
- Spacious side and rear gardens
- Front forecourt
- VIEWING IS HIGHLY RECOMMENDED.

Ref: PRC12906

Viewing Instructions: Strictly By Appointment Only



General Description

NO CHAIN.
Extended 2 bedroom semi detached family home set on a good size semi detached plot with front / side / rear gardens, Potential to build a garage to side (subject to planning). The property is located off Corporation Road in Newport with access to many local amenities, schools, roadlinks . Ideal first time purchase or investment with a rental potential of Â£900 pcm. Viewing highly recommended.

Accommodation

Introduction

We are pleased to offer for sale this fabulous size extended 2 bedroom semi detached family home situated on a good size level plot. This 2 bedroom semi benefits from a spacious lounge with extended ground floor kitchen / dining room off the rear elevation and downstairs shower room / wc. To the first floor you have 2 good size double bedrooms and family bathroom. Outside you have a substantial size level plot and potential to put off road parking and build a garage. The rear is enclosed with walled boundaries, level patio and storage shed to remain. The property is fully double glazed, gas fired central heating.

Entrance

Via obscured upvc double glazed front door into;-

Hallway

Stairs returning to the first floor, central heating radiator. Doors off to all rooms. Under stairs storage cupboard, upvc double glazed window to side, wall mounted electric consumer unit and gas / electric meters. First door off to;-

Shower Room

Obscured upvc double glazed window to side, double walk in shower with glass sliding doors and mains shower over. Sink vanity unit and storage below, low level wc, central heating radiator.

Sitting room (20' 01" x 10' 04") or (6.12m x 3.15m)

Upvc double glazed window to front, central heating radiator. Fire place with marble back drop and hearth with mantle piece over with electric fire. Obscured double glazed door giving access to the;-

Kitchen / Dining area (16' 06" x 9' 04") or (5.03m x 2.84m)

Fabulous rear extension providing a spacious kitchen / dining room area. Ample space for dining room table and chairs, two upvc double glazed window to rear and double glazed window to side. Further double glazed door giving access to rear garden. The kitchen is fitted with a range of wall and base units, roll top food preparation work surfaces, sink, drainer and mixer tap. Space for appliances.

First Floor Landing

Access to loft space, doors off to all rooms.

Bedroom 1 (10' 02" x 12' 05") or (3.10m x 3.78m)

(Measurement excluding fitted wardrobes) Fitted wardrobes to one wall with shelving for storage and hanging space. Two upvc double glazed windows to front, central heating radiator.

Bedroom 2 (9' 04" x 9' 02") or (2.84m x 2.79m)

Upvc double glazed window to rear, central heating radiator.

Bathroom

Obscured upvc double glazed window to rear, panelled bath, low level wc, fitted wash hand basin with storage below and central heating radiator.

Outside

Front forecourt leading to spacious side area laid to chippings with room to build a garage (subject to planning) giving access to spacious rear garden laid to patio and enclosed with walled boundaries.

Location

The property is located just off Corporation Road in Newport with excellent road links to the M4 via the SDR roadway. Easy access to local primary and comprehensive schools, local supermarket, DIY shop and small local traders. Geraint Thomas Veodrome of Wales, International Sports Village and Spytty Retail Park are all within easy access.

Leasehold information

The property is leasehold
999 years from 25 December 1928

Services

Mains electricity, mains water, mains gas, mains drainage

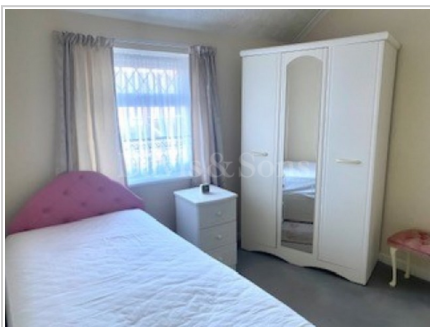
EPC Rating:69

Tenure

We are informed that the tenure is Leasehold

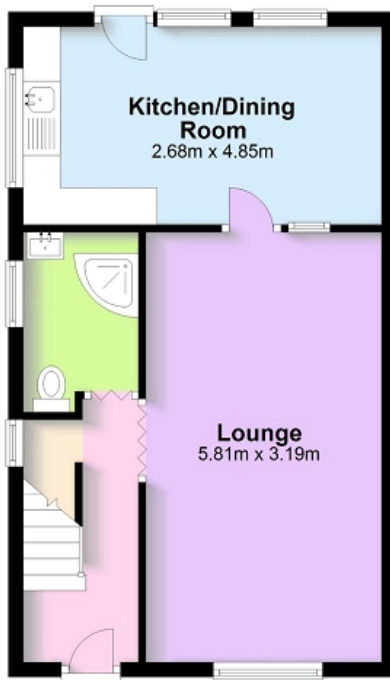
Council Tax

Band Not Specified

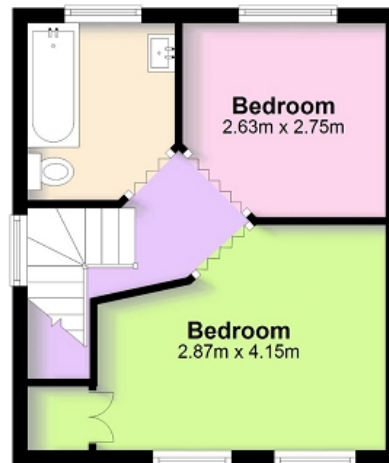




Ground Floor



First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source
Plan produced using PlanUp.

All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.