



**11 Stretton Avenue, Newport, TF10 7SF**

**£265,000**

Conveniently located within easy walking distance of the town centre this three bedroom house has larger than average living accommodation with the addition of a conservatory. Maintained to a very good standard, the property also benefits from a established rear garden & a single garage.

### Hall

Carpeted hallway leading to all ground floor accommodation and stairs rising to the first floor, white UPVC front door with overhang porch.

### Kitchen

Cream wall and base units topped with wood effect laminate countertops, featuring integrated oven and hob, with overhead extractor fan, and washing machine, sink and drainer located beneath a window overlooking the front of the property, external access via frosted glass panel UPVC door.

### Lounge Diner

Spacious living area with access to the conservatory through sliding glass doors, feature fire place with coal effect gas fire, central light fitting and radiator.

### Conservatory

Extending off the living room with views over the rear garden and accessed through French doors.

### Master Bedroom

A front elevation double bedroom with large UPVC window allowing lots of natural light, built-in wardrobe, radiator and central light fitting.

### Bedroom Two



A rear elevation double bedroom, UPVC window, radiator and central light fitting.

### Bedroom Three

Rear elevation single bedroom offering versatile use as a possible office or nursery, UPVC window, radiator and central light fitting.

### Bathroom



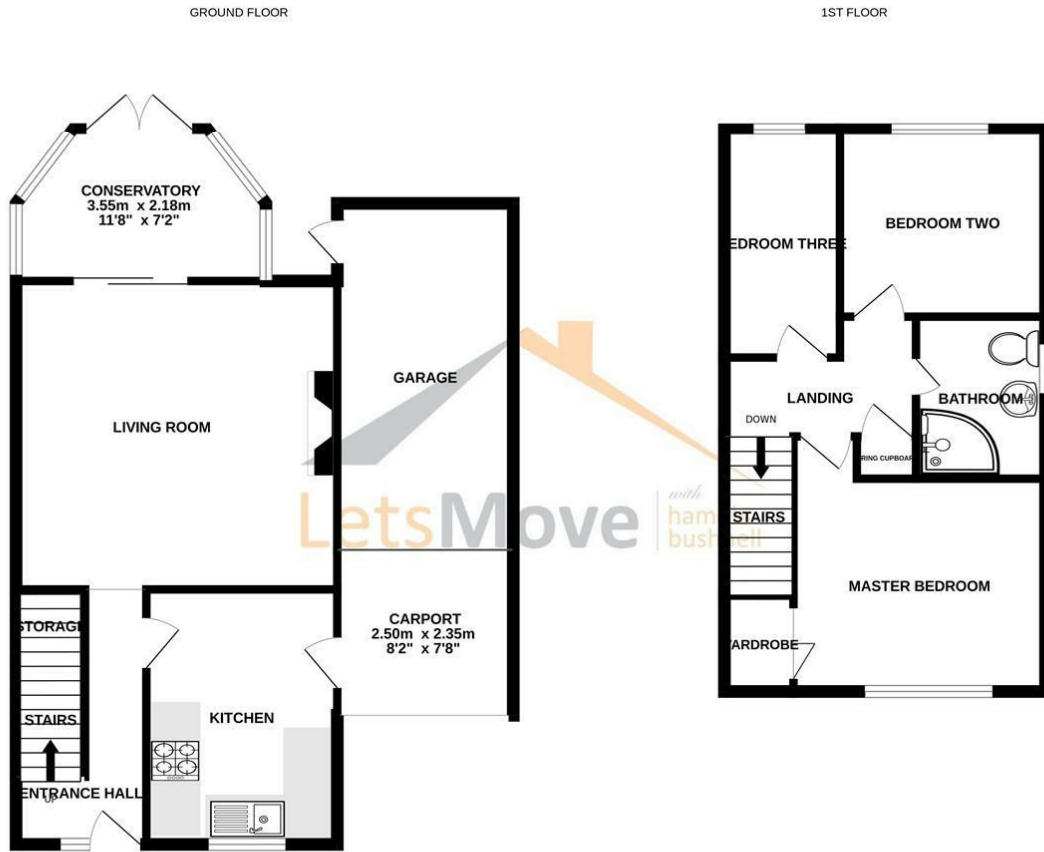
Generous sized bathroom with white and decorative tiling to the walls and tiled flooring, corner curved shower unit with chrome shower, white basin and low level flush WC, obscured glass UPVC window and towel rail.

### Outside



Private rear garden with both lawn and paved areas and edged borders. Front gravel area with patio feature. Driveway parking for multiple cars and carport. Attached garage with electricity supply.

# Floor Plan

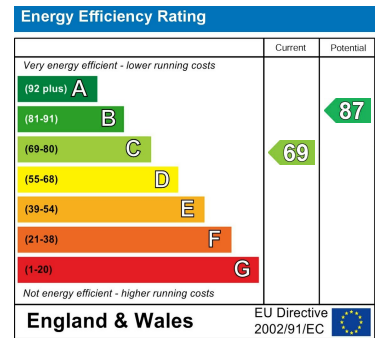


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



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