



## 10 Hampton Close, Newport, TF10 7RB

**£240,000**

This property on Hampton Close presents a fantastic project for those looking to put their own stamp on a home. Whether you are a first-time buyer with a vision or an experienced renovator, this house offers endless possibilities to create the home of your dreams. The potential of this property is truly exciting, offering a blank canvas for you to make it your own.

Don't miss out on this wonderful opportunity. Book a viewing today and let your imagination run wild with the endless potential this property has to offer.

### **Entrance 6 x 4 (1.83m x 1.22m)**

Stepping into an entrance porch through a white UPVC front door, leading to the living room through a glazed internal wooden door.

### **Lounge 15 x 14 (4.57m x 4.27m)**

A very generous sized living room filled with natural light from the large front facing windows. Exposed brick separates the living area from the dining area. Stairs leading to the first floor. Central light fitting and radiator.

### **Dining Room 15 x 9 (4.57m x 2.74m)**

Following through from the living room, a spacious dining area featuring two storage cupboards and wooden flooring. With fitted ceiling spotlights and radiator.

### **Kitchen 15 x 7 (4.57m x 2.13m)**

Rear facing galley style kitchen, with fitted wooden wall and base units, topped with green marble-effect worksurfaces and tiled splash zones. Free-standing stove with overhead extractor fan. Integrated sink and drainer, with plumbing for further appliances. Featuring a large window overlooking the garden, central light fitting and radiator.

### **Lean To 9 x 8 (2.74m x 2.44m)**

Accessed via a side door from the kitchen, a conservatory-style lean to with big UPVC windows and door to the garden. Also giving access to a storage area and integrated garage.

### **Stairs and Landing**

Rising from the living room to an L-shaped landing, giving access to all first-floor accommodation. Airing cupboard containing the boiler, loft hatch and central light fitting.

### **Bedroom One 14 x 9 (4.27m x 2.74m)**

A front facing double bedroom with large window, recessed storage area, central light fitting and radiator.

### **Bedroom Two 10 x 9 (3.05m x 2.74m)**

A rear facing smaller double bedroom with large window, recessed single storage area, central light fitting and radiator.

### **Bedroom Three 9 x 6 (2.74m x 1.83m)**

A front facing single bedroom with full-width window, central light fitting and radiator.

### **Bathroom 6 x 6 (1.83m x 1.83m)**

A good sized bathroom decorated with white tiled walls and flooring. Full-width fitted bath and overhead chrome shower. White low-level flush WC and pedestal basin. Large frosted glass window, radiator and central light fitting.

### **Garage and Store 17 x 9 (5.18m x 2.74m)**

Integrated single car garage with up and over door.

### **Outside**

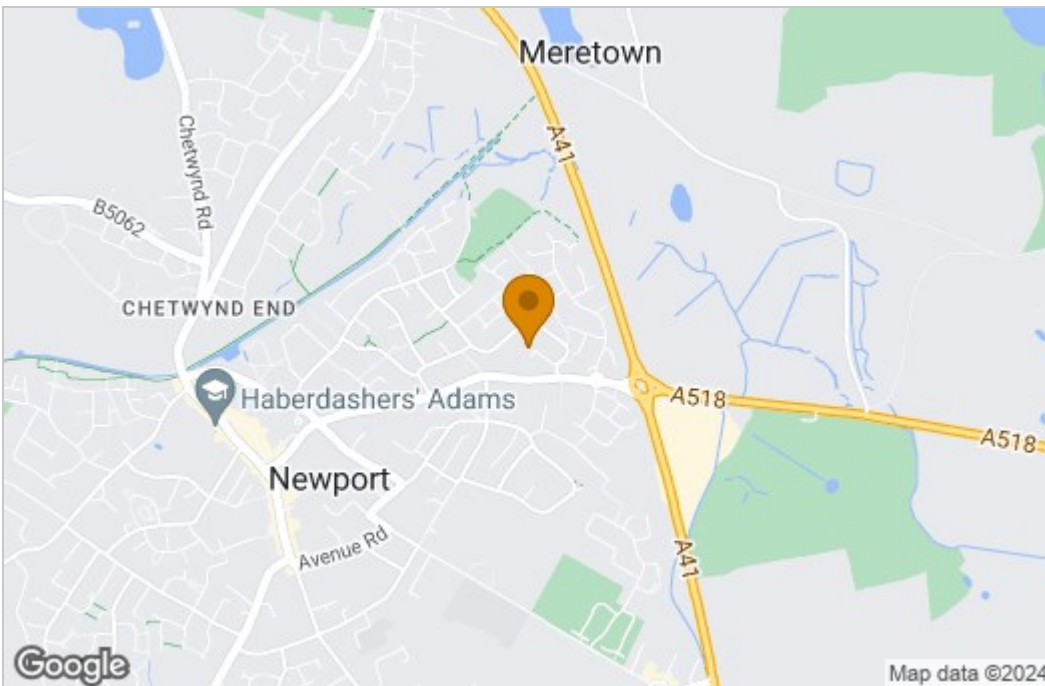
Not overlooked from the rear, this private garden has both lawn and patio areas.

The front garden features a driveway suitable for multiple cars, walkway to the front door and lawn area.

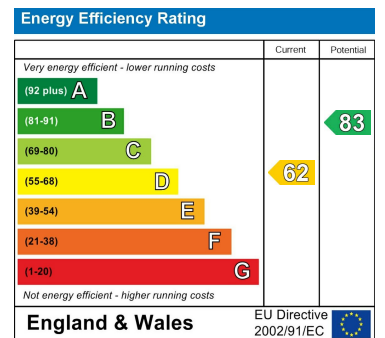
# Floor Plan



# Area Map



# Energy Efficiency Graph



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