



28 Audley House Mews Audley Avenue, Newport, TF10 7BP

£139,950

This delightful property boasts a cosy 2-bedroom house, ideal for those seeking a quaint and manageable living space. Situated in a well-established neighbourhood, this house provides a sense of community while offering privacy and tranquillity. The location on Audley Avenue is convenient for accessing local amenities and enjoying the beauty of Newport.

Don't miss out on the opportunity to make this house your own - with its character, location, and potential, it could be the perfect place for you to call home. Book a viewing today and envision the possibilities that await you at this lovely property on Audley Avenue.

Lounge Diner

Upon entering the property, you are met with a good-sized living space with lots of natural light pouring in through the UPVC windows and door which leads to the conservatory. The stairs rise to the first floor and storage is provided by an understairs cupboard.

Kitchen

A galley-style kitchen with ample storage space from wall and base units, topped with grey worksurfaces and tiled splash backs. A sunken stainless-steel sink drainer sits below a round double-glazed window overlooking the front aspect of the property. Featuring an integrated gas oven and hob, with space for further appliances.

Conservatory



A good-sized conservatory, with large UPVC windows overlooking the rear garden and access through a patio door.

Stairs and Landing

Corner staircase, leading to first floor landing, with a big UPVC window and ceiling light fitting.

Bedroom One

Front elevation double bedroom, with UPVC window, central light fitting and radiator.

Bedroom Two

Rear elevation single bedroom, with circular UPVC window, central light fitting and radiator.

Shower Room



Spacious shower room, with a fitted white sink vanity unit and low-level flush WC and tall storage cupboard housing the boiler. A big shower cubicle with tiled walls and glass shower door, with chrome mixer shower. Frosted glass UPVC window, extractor fan, chrome towel rail and central light fitting.

Outside



Private rear garden area, featuring a large gravel area edged with planted borders and patio areas to both ends of the garden. To the front, a small area of gravel, with a paved walkway to the front door and overhanging porch.

Agent Notes

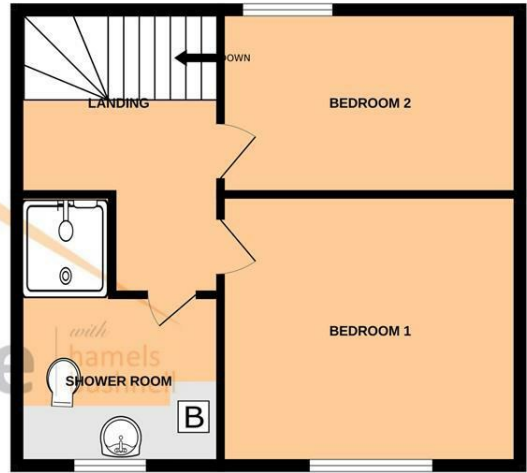
It is worthy of note that the property is being sold with no upward chain. The property benefits from gas central heating. There is an annual ground rent and service charge.

Floor Plan

GROUND FLOOR

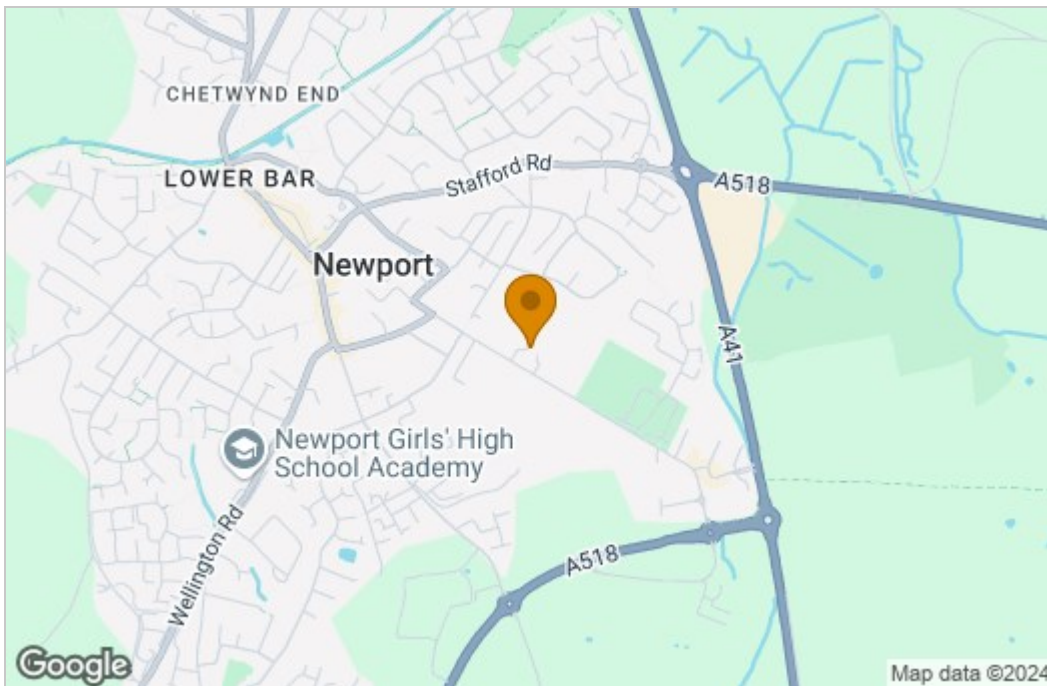


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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