



## Lennard Street, Guide Price £175,000 to £180,000

- Freehold Upon Completion
- Low Maintenance Garden
- Spacious Living/Dining Room with Bay Window
- Close To Local Amenities And 4 Primary Schools
- Proximity to Newport Town Centre
- Excellent Transport Links
- Available With No Chain



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## About the property

Welcome to this charming three-bedroom terraced home, a perfect blend of comfort and convenience. This property has been lovingly maintained by the same family for 60 years and is now ready for its next chapter.

As you step inside, a generous hallway leads to the living space where you'll be greeted by a bright and airy open-plan living and dining room, featuring a delightful bay window that floods the space with natural light—ideal for both relaxation and entertaining. The kitchen, located at the rear, provides easy access to a hallway leading to a convenient ground floor wet room, a separate WC, and a private patioed garden.

The garden is designed for low maintenance, offering a serene outdoor space perfect for unwinding, hosting gatherings, or soaking up the sun.

Upstairs, you'll find three generously sized bedrooms, providing ample space for family living, guests, or even a home office.

This home is ideally situated within walking distance of four primary schools and a variety of local shops and amenities. Newport town centre and Train Station are just a short distance away, with excellent transport links to the M4, making it an excellent choice for commuters. Nestled on a quiet residential street, the property also offers convenient on-street parking.

This home is full of potential and awaits your personal touch.



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## Accommodation

### Living Room

13' x 12' ( 3.96m x 3.66m )  
Max Measurements

### Dining Room

12' 9" x 10' ( 3.89m x 3.05m )

### Kitchen

10' 11" x 9' 11" ( 3.33m x 3.02m )

### Downstairs W/C

6' x 2' ( 1.83m x 0.61m )

### Wet Room

6' x 5' ( 1.83m x 1.52m )

### Bedroom 1

11' x 16' ( 3.35m x 4.88m )

### Bedroom 2

12' 10" x 10' ( 3.91m x 3.05m )

### Bedroom 3

9' 11" x 9' ( 3.02m x 2.74m )  
Max Measurements

### Living Room

13' x 12' ( 3.96m x 3.66m )  
Max Measurements

### Agents Note

It is our understanding that the property is currently held under a Leasehold title. To enable to the sale the instructing vendor's have advised that they have started the process to purchase the Freehold which would be finalised on completion. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

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## Floorplan

### Ground Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.8 sq. feet)

**9 Lennard Street**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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