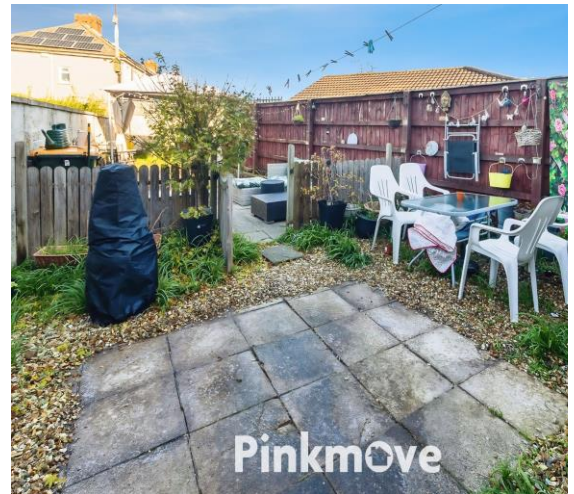




Somerton Road

Guide Price £170,000 - £180,000

- Guide Price £170,000 - £180,000
- Entrance Hall & Porch
- 2 Reception Rooms
- Dining Room with French Doors
- Fully Double Glazed Throughout
- Gas Central Heating
- Utility Area with Plumbing
- Low Maintenance Enclosed Rear Garden
- EPC Rating: D



 3  1  1

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About the property

This charming three-bedroom mid-terraced home on Somerton Road, Newport, combines classic character with modern practicality in a highly sought-after location.

Step inside through the internal porch into the welcoming entrance hall, where you'll find two reception rooms seamlessly connected for an open-plan feel, perfect for contemporary living.

The dining room features elegant French doors that open onto the enclosed rear garden, creating a bright and airy space ideal for entertaining. There is also useful understairs storage for added convenience.

The property has been thoughtfully extended to the rear, providing a well-appointed kitchen and a family bathroom.

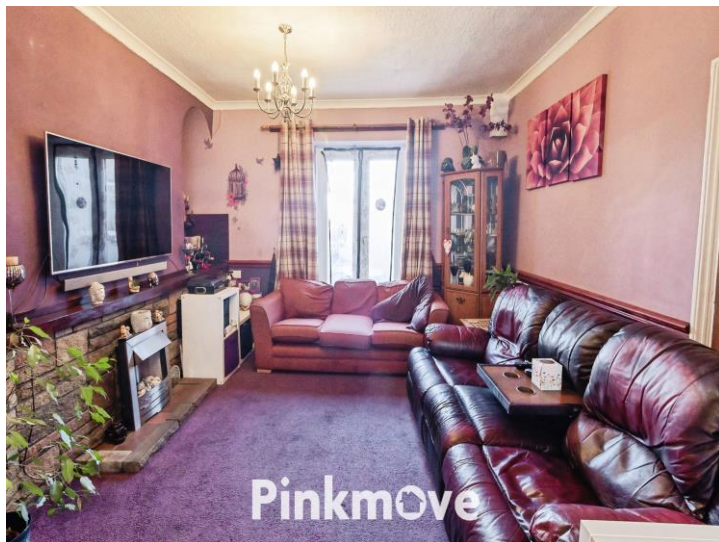
A separate utility area offers plumbing ready for a washing machine, making household tasks easier.

Upstairs, three versatile bedrooms provide flexibility for families, professionals, or those working from home. Additional benefits include double glazing throughout and a boarded loft with a pull-down ladder, offering valuable storage space.

Outside, the enclosed rear garden offers a private retreat for relaxing or outdoor dining.

The home is within walking distance of local schools and shops, ensuring excellent convenience and community living. Somerton Road boasts great connectivity, with easy access to Newport city centre and major transport links, while nearby parks and amenities enhance the appeal of this vibrant area.





Accommodation

Lounge

11' 3" x 13' 1" (3.43m x 3.99m)

Dining Room

11' 3" x 15' 5" (3.43m x 4.70m)

Kitchen

9' 1" x 7' 10" (2.77m x 2.39m)

Bathroom

6' 1" x 7' 11" (1.85m x 2.41m)

Bedroom 1

11' 7" x 11' 3" (3.53m x 3.43m)

Bedroom 2

11' 4" x 12' 3" (3.45m x 3.73m)

Max Measurements

Bedroom 3

11' 6" x 7' 1" (3.51m x 2.16m)

Floorplan



Total area: approx. 97.4 sq. metres (1048.3 sq. feet)
87 Somerton Road

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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