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## Collingwood Avenue

Guide Price £160,000 - £165,000

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- Two Double Bedrooms With Built In Storage
- Enclosed Rear Garden
- Off Road Parking
- Bright Reception Room
- Excellent Transport Links
- Close to Shops, Schools and Local Amenities
- EPC Rating: D



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## About the property

Situated on Collingwood Avenue in Newport, this well-presented two-bedroom mid-terrace home offers comfortable living in a convenient and established residential area.

The property is entered via a porch, before stepping through into the main living area. This generous open-plan space is used as a lounge and dining room, creating a welcoming environment for both everyday living and entertaining.

To the rear of the property is the kitchen, which offers a range of storage and worktop space and provides direct access to the enclosed, tiered rear garden, ideal for outdoor seating and low-maintenance enjoyment. A spiral staircase rises from the living room to the first floor, adding character while maximising floor space.

Upstairs, the accommodation comprises two double bedrooms, both benefiting from built-in storage, and a family bathroom fitted with a modern suite. The property further benefits from a shared driveway, providing parking convenience. This home would be well suited to first-time buyers, downsizers or small families.

The property is ideally located close to a range of local shops and amenities, with well-regarded primary and secondary schools nearby. Newport city centre is easily accessible, providing a wider selection of retail, leisure and dining options, while excellent transport links include regular bus routes, nearby road connections to the M4, and Newport railway station offering direct services to Cardiff, Bristol and London.



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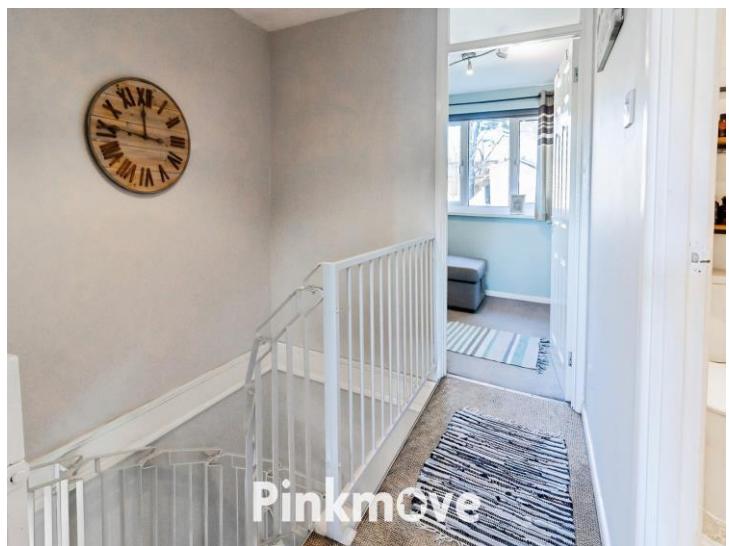
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## Accommodation

**Reception Room**

15' 9" x 12' 7" ( 4.80m x 3.84m )

**Kitchen**

7' 4" x 12' 6" ( 2.24m x 3.81m )

**Bedroom 1**

8' 4" x 10' 2" ( 2.54m x 3.10m )

**Bedroom 2**

7' 5" x 9' 5" ( 2.26m x 2.87m )

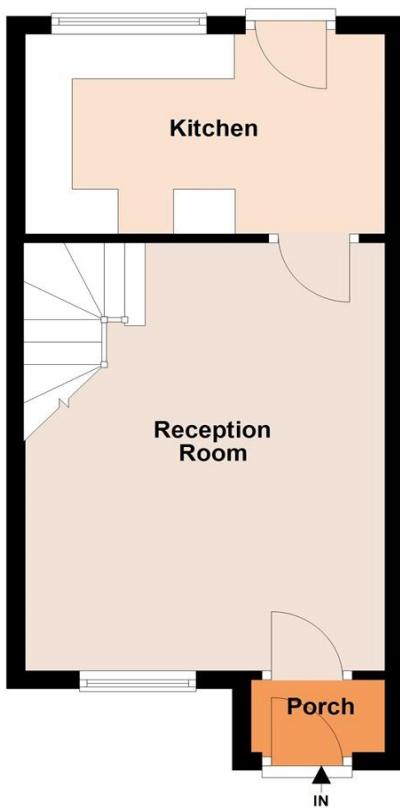
**Bathroom**

7' 2" x 4' 2" ( 2.18m x 1.27m )

## Floorplan

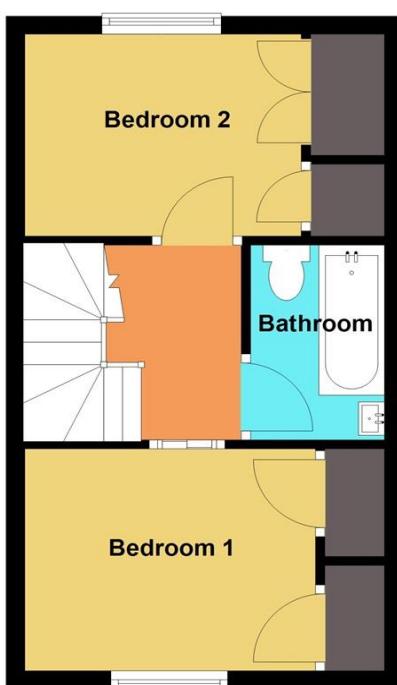
### Ground Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



### First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 56.0 sq. metres (602.3 sq. feet)

**42 Collingwood Avenue**

## Important Information

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