

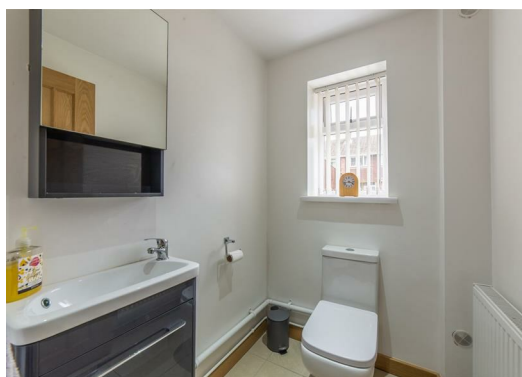
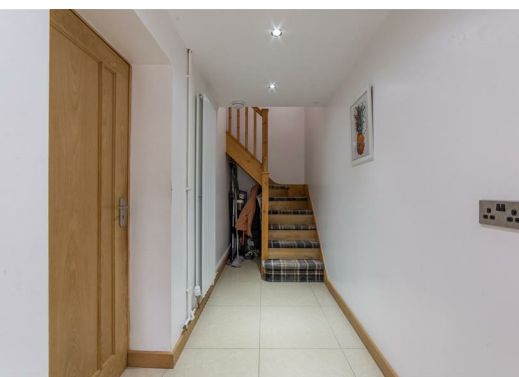


106 Pilton Vale, Newport, NP20 6LH

Asking price £290,000



One2One Estate Agents are pleased to offer for sale this extended semi detached family home situated in the popular and convenient Malpas area, a short drive from the M4 and the City Centre. The property briefly comprises entrance hall with door to front, spacious lounge with bay window to front...



MAIN DESCRIPTION

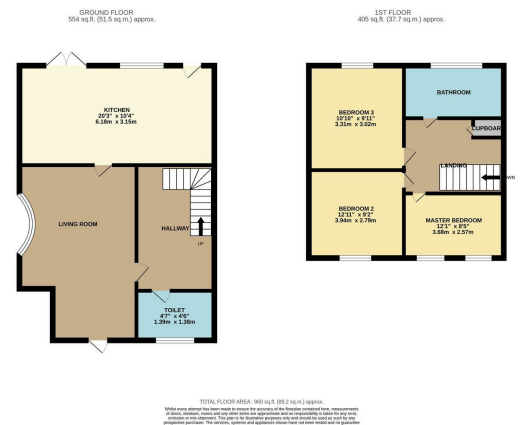
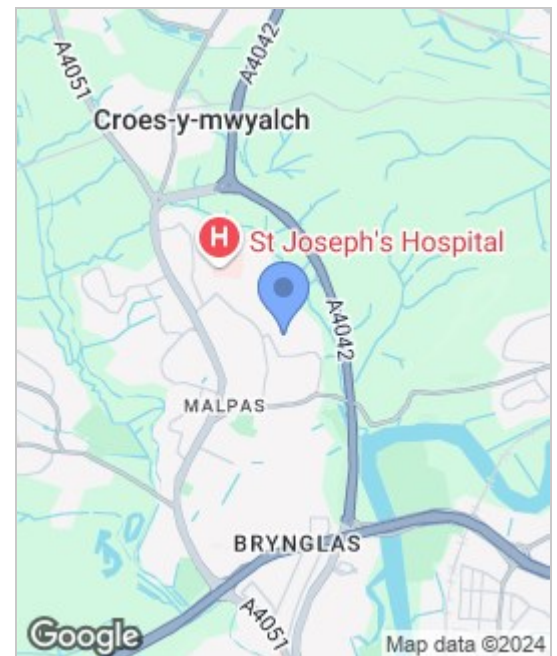
One2One Estate Agents are pleased to offer for sale this extended semi detached family home situated in the popular and convenient Malpas area, a short drive from the M4 and the City Centre. The property briefly comprises entrance hall with door to front, spacious lounge with bay window to front, door to hallway with stairs to first floor, ground floor cloakroom/wc. Modern fitted kitchen/diner with a range of base and wall units, work surface over, built in microwave, double oven, wine cooler, full size fridge and freezer, dishwasher and washing machine, window and doors to rear. To the first floor are three double bedrooms, two of which have fitted wardrobes and a modern bathroom with underfloor heating comprising vanity wash hand basin, low level wc, panelled bath and step in shower cubicle. Outside there are front and rear gardens.

NB. The property has Solar Panels which are owned.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	86	88			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.