



## 79 Squires Gate, Newport NP10 0BQ

**£185,000**

**\*\*EXCELLENT FIRST TIME BUY\*\***

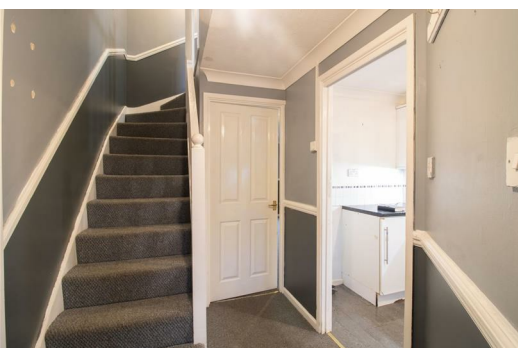
Nestled in the charming area of Squires Gate, Rogerstone, Newport, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, providing ample space and first floor bathroom. The lounge with patio doors leading to rear garden serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Additionally, the property benefits from parking for two vehicles, a valuable asset in this desirable location.

Squires Gate is known for its friendly community atmosphere and convenient access to local amenities, excellent schools, making it an ideal choice for families and professionals alike, with excellent transport links nearby.

Don't miss the chance to make this house your new home.

TENURE: We are advised Freehold  
Council Tax Band: C  
EPC: C



Entrance Hall

UPVC double glazed door to front, plastered walls, textured ceiling, carpet, radiator, power points.

Kitchen

7'3" x 5'9" (2.21 x 1.76)

UPVC double glazed window to front, matching base and wall units, rollover edge worktop, tile splash back integrated electric oven and hop, stainless steel sink and a half with drainer and mixer tap, plastered walls, textured ceiling, vinyl floor, power points.

Reception Room

11'10" x 14'3" (3.63 x 4.36)

UPVC double glazed sliding patio doors to rear, plastered walls, textured ceiling, carpet, radiator, power points.

Landing

Plastered walls, textured ceiling, carpet, power points.

Bedroom 1

11'10" x 10'0" (3.63 x 3.07)

UPVC double glazed window to front, plastered walls, textured ceiling, built in wardrobes, airing cupboard with boiler, carpet, radiator, power points.

Bedroom 2

11'10" x 8'7" (3.63 x 2.64)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet, radiator, power points.

Bathroom

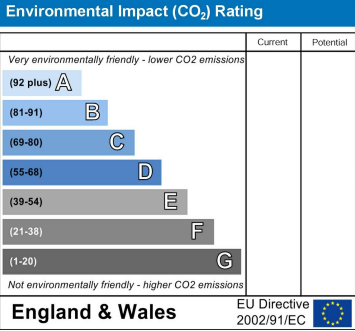
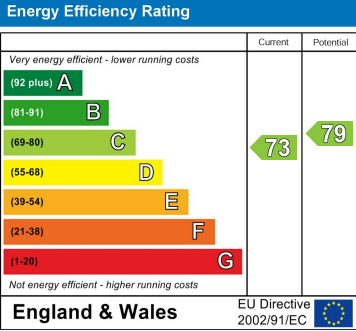
6'7" x 5'5" (2.02 x 1.67)

Panel bath with shower over, vanity hand wash basin and w/c unit, tiled walls, textured ceiling, vinyl floor radiator.

External

To Front: Off road parking, lawn area.

To Rear: Enclosed patio slabbed area, lawn area, shed.



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