



**7 Cook Avenue Newport, PO30 2LL**

**£325,000**



CHAIN FREE! This wonderfully presented detached bungalow is located within walking distance of Newport Town Centre, offering easy transport links. The property comprises front porch, shower room and separate WC, lounge/dining room, kitchen and three bedrooms. Other benefits also include a well maintained garden, off road parking, garage, gas central heating and double glazing throughout.

CHAIN FREE

DETACHED BUNGALOW

OFF ROAD PARKING

GARAGE

WALKING DISTANCE TO TOWN CENTRE

THREE BEDROOMS

ROOMS

Front Porch

Double glazed UPVC door and windows, tiled throughout leading to

Entrance Hall

Double glazed UPVC front door, vinyl flooring, radiator and doorway off to

Lounge/Diner 17' 5" x 12' 5" (5.30m x 3.78m)

Spacious lounge and diner. Carpet throughout, double glazed window to the front and side aspect. Wall radiator, doorway leading to

Kitchen 9' 3" x 10' 7" (2.81m x 3.23m)

Double glazed window and UPVC door to side aspect, vinyl flooring, wall hung and low level kitchen units

Hallway

Carpet, loft hatch, doorway off to

Shower room 8' 7" x 8' 1" (2.61m x 2.46m)

Two double glazed windows to side aspect, low level WC, vanity sink, walk in shower with waterfall shower head, heated towel rail

Bedroom 1 14' 0" x 8' 1" (4.26m x 2.46m)

Double bedroom, carpet flooring, double glazed window to the rear aspect. Radiator

Bedroom 2 11' 5" x 11' 3" (3.48m x 3.43m)

Double bedroom, carpet flooring, double glazed window to rear aspect, radiator.



Bedroom 3 11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to side aspect, carpet flooring, radiator.

WC 3' 11" x 5' 5" (1.19m x 1.65m)

Vinyl flooring, double glazed window to side aspect. Low level WC, vanity sink, radiator

Garage 17' 7" x 8' 4" (5.354m x 2.54m)

Up and over garage door to the front aspect, double glazed UPVC door to the side aspect and window to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		