



37 BROOKSIDE AVENUE NEWPORT, TF10 7HN

£1,450 PER CALENDAR


TO ARRANGE A VIEWING PLEASE COMPLETE THE ONLINE ENQUIRY FORM

This Nicely Presented Four Bedroom Detached Property is situated within a Popular Residential Area within Walking Distance to the nearby Park and Local Amenities. The accommodation comprises of: Entrance Hall, Living Room, Downstairs Cloakroom, Kitchen with Dining Area, Conservatory leading to Impressive Rear Garden. Garage. Stairs lead to Three Double Bedroom, Spacious Single Bedroom, Study/Dressing Room, Family Bathroom with Overhead Electric Shower. Charging Pod Available
Gas Central Heating & Double Glazed . UNFURNISHED
EPC - D COUNCIL TAX - D (Telford & Wrekin) DEPOSIT - £1673 HOLDING DEPOSIT - £333.00

LOCATION The property is just 0.6 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Sanders, Wright & Freeman -
 Lettings
 13 Waterloo Road
 Wolverhampton
 West Midlands
 WV1 4DJ

01902575555
enquiries@swfestateagents.co.uk
<https://www.swfestateagents.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements