

6 Schooner Avenue Newport



BEAUTIFULLY PRESENTED TWO BEDROOM HOME

- TWO DOUBLE BEDROOMS
- NEWLY FITTED STYLISH KITCHEN
- GROUND FLOOR WC
- LOUNGE/DINER WITH DOORS TO GARDEN
- FIRST FLOOR FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- LOCATED ON THE EDGE OF THE DEVELOPMENT
- LOVELY ENCLOSED REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

£205,000

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Schooner Avenue, NP10 8EY

Introduction

Located on the edge of this lovely Barratt-built development in Duffryn is this beautifully presented terraced home, just minutes from excellent amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and local shops as well as the famous National Trust Tredegar House. The M4 motorway is just around the corner providing an easy commute to neighbouring cities.

As we enter the property we are welcomed into the hallway which leads off to a WC, store cupboard, lounge/diner and a newly fitted stylish kitchen. Stairs lead up to the first floor landing with doors off to two double bedrooms (bedroom 2 featuring built-in wardrobes) and family bathroom. Outside, the rear garden is enclosed and low maintenance then, to the side, two allocated parking spaces.

Council tax

Band D

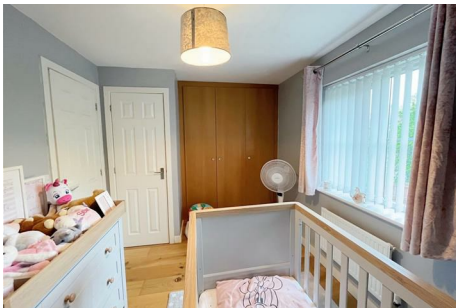
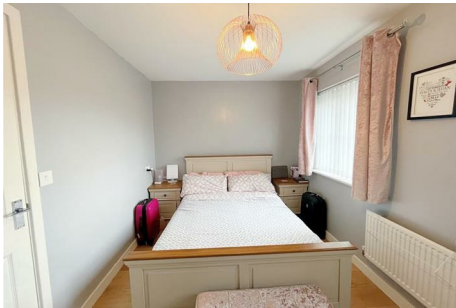
Tenure

Freehold. We are advised by the vendors that there is an annual service charge of approximately £386.16


Viewing

By prior appointment with vendors agents Nuttall Parker | James Douglas. Tel: 01633 212666.


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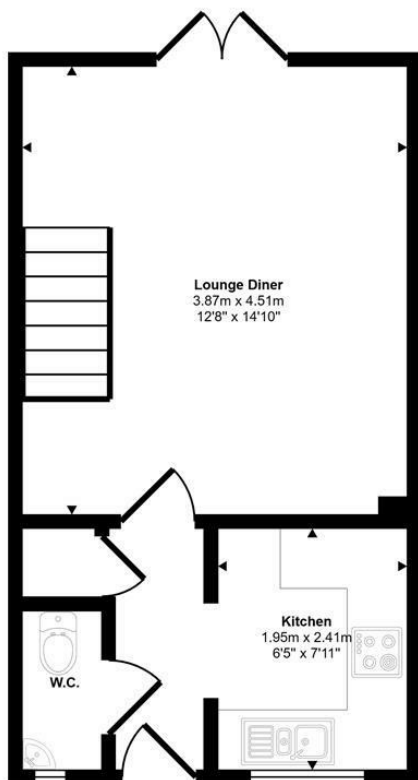
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

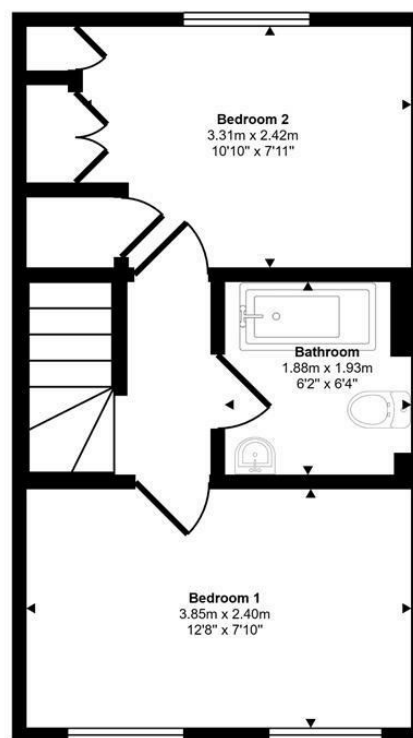
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor
Approx 28 sq m / 300 sq ft



First Floor
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.