

**30 Buxton Close
Newport
NP20 3BN**

Porch

1/2 Glazed Upvc door leads into this storm porch with door leading into:

Entrance Hall

Stairs leading up to first floor landing. Radiator. High standard timber floor running through to lounge .

Lounge 17'3" x 11'5" (max)

A very well presented living room with plenty of natural light received from window to front. Coved ceiling. Radiator. Door leading into:



Kitchen 11'5" x 6'8"

Recently refitted with a good selection of White gloss wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine and gas cooker point. Tiled splashbacks. Tiled floor. Window & Upvc glazed door to rear garden.



First Floor Landing

Doors off leading to two bedrooms & bathroom W.C. Window to side. Loft space with pull down ladder leading up to partially boarded loft

Bedroom 1 13'0" x 8'3"

Generous sized bedroom with window to front. Radiator. Coved ceiling. Linen cupboard sites a new wall mounted 'Baxi' gas combination boiler that fires domestic hot water and central heating.



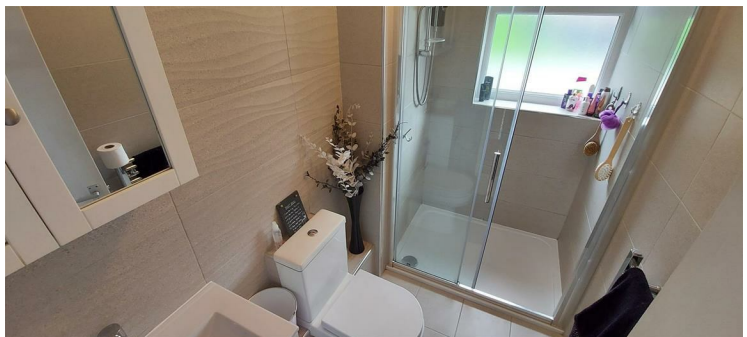
Bedroom 2 10'9" x 6'5"

Double bedroom with window to rear.



Shower Room W.C.

Recently refurbished and now featuring quality ceramics to walls with White suite comprising of low level W.C. Vanity unit with wash hand basin. Walk in glazed cubicle with electric shower over. Chome heated towel rail. Window. Tiled floor



Front Garden

Landscaped with easy maintenance to mind with brick based path, slate based areas complimented by mature shrubs. Garden is enclosed by brick wall & decorative iron work. Pedestrian gate to side leading to:



Rear Garden

A good sized garden again being landscaped with brick based bath and mostly slabbed area. Timber fencing



Garage

Brick built end of link single sized garage with up & over door, power & light and pedestrian door to rear garden

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins

Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(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
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



30 Buxton Close, Newport, NP20 3BN



SOLD WITH NO CHAIN! Situated Off Cardiff Road Being Close To Tredegar Park Can Be Found This Greatly Improved & Very Well Presented End Of Link House Boasting Landscaped Gardens To Front & Rear Together With A Garage With Pedestrian Access From Garden. The Property Would Make An Ideal First Time Purchase With Accommodation Briefly Comprising Of Porch, Hall, Lounge, Refitted Kitchen, Two Double Bedrooms & A Quality Fully Tiled Shower Room W.C. Gas Central Heating. Upvc Windows & Doors. Really Must Be Viewed!