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## 107 Hampton Drive, Newport, TF10 7RH

## Offers In The Region Of £230,000

OPEN TO OFFERS if you are able to move quickly as a sale is needed. Situated in a popular residential area of Newport, this attractive three-bedroom property on Hampton Drive presents an excellent opportunity for both residential purchasers and investors. Offered with vacant possession, the well-presented accommodation comprises generously sized bedrooms, modern amenities and a private garden. Whether you are looking for a comfortable family home or an addition to your property portfolio, this property offers a fantastic opportunity in a popular residential location.

## Front Exterior
The front exterior presents a traditional red brick façade with white-framed windows and an integrated garage. The driveway provides off-road parking, and the front door opens into the entrance hall, welcoming you inside.

## Entrance Hall 7'7" x 6'0" (2.30m x 1.82m)
A welcoming entrance hall featuring wood-effect flooring and neutral walls, providing access to the lounge, kitchen/diner, and stairs to the first floor. The hall includes a useful cupboard space, creating a practical start to the home.

## Lounge 15'9" x 11'4" (4.81m x 3.45m)
This spacious lounge benefits from large sliding doors leading into the conservatory, allowing plenty of natural light to fill the room. Its neutral décor, wood-effect flooring, and feature brick-accented wall with mounted TV make it a cosy yet bright living space.

## Kitchen/Diner 15'9" x 7'3" (4.79m x 2.21m)
The kitchen/diner is well-appointed with a modern range of grey cabinetry paired with wooden work surfaces. It is thoughtfully laid out with built-in appliances including a gas hob and oven, and a large window overlooking the rear garden. At the far end, a dining area comfortably fits a table and chairs, perfect for family meals.

## Conservatory 11'4" x 8'1" (3.45m x 2.47m)
The conservatory opens from the lounge and provides a bright, inviting space surrounded by windows. Double doors lead out to the rear garden, making this a lovely spot to relax and enjoy views of the outdoor area.

## Bedroom One 11'5" x 11'4" (3.48m x 3.45m)
Bedroom One is a generously sized double room featuring a large window that fills the room with light. Neutral decor and carpeting create a calm and restful atmosphere, complemented by ample space for bedroom furniture.

## Bedroom Two 11'10" x 7'7" (3.61m x 2.32m)
Bedroom Two offers a comfortable second double bedroom with a window overlooking the outside. It retains a neutral palette and carpeted flooring, providing a cosy environment with the benefit of a fitted storage cupboard.

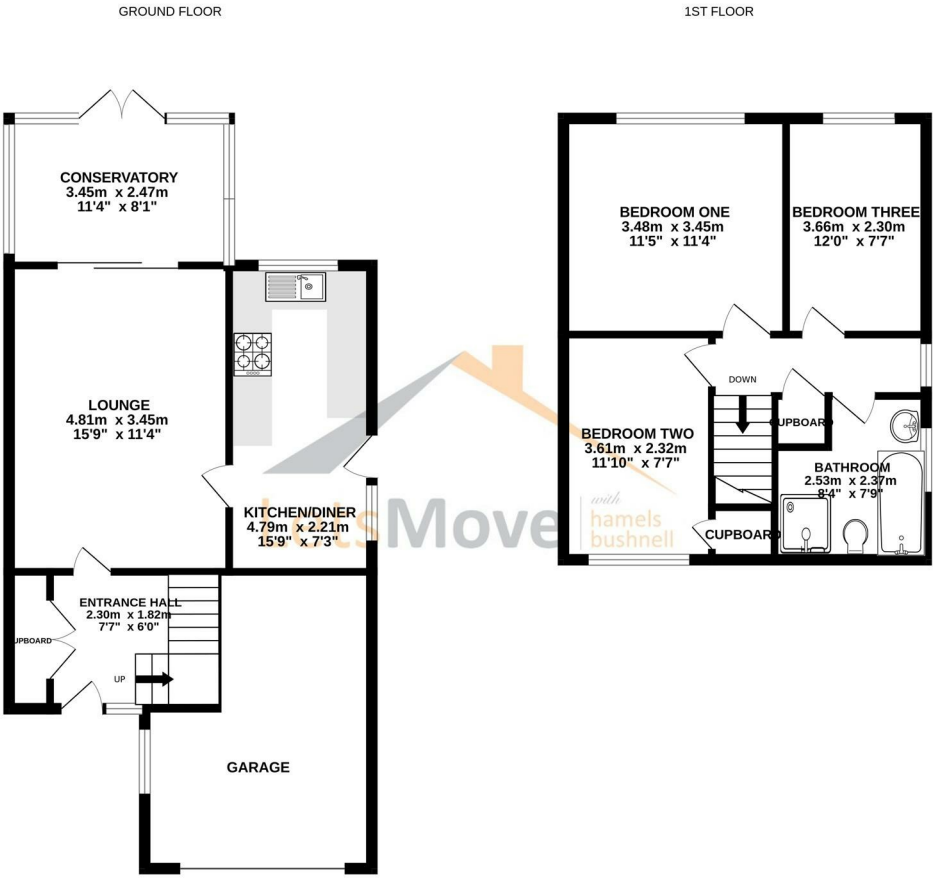
## Bedroom Three 12'0" x 7'7" (3.66m x 2.30m)
Bedroom Three is a smaller room, ideal as a nursery or study, with a window dressed with curtains and light carpet underfoot. Neutral walls with a wallpapered feature wall add subtle character to the space.

## Bathroom 8'4" x 7'9" (2.53m x 2.37m)
The bathroom features a modern design with a walk-in glass shower enclosure, a bathtub, basin and a toilet. Light-coloured tiling and flooring create a fresh and clean feel.

## Rear Garden
The rear garden offers a private outdoor space with a paved patio and lawn area bordered by fencing and mature shrubs. There is a seating area perfect for relaxing or entertaining, surrounded by greenery including flowering plants. Side access to the front of the property via a new wooden gate.

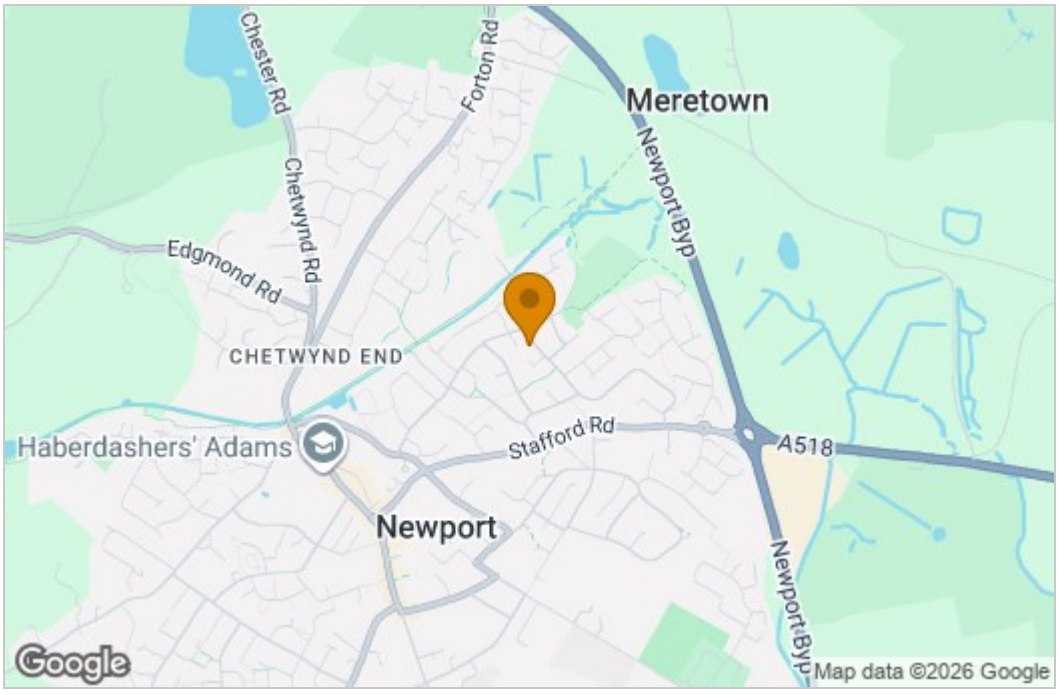
## Agent Notes
Please note the property is currently occupied by tenants and can be sold as an investment purchase OR with vacant possession.

## Floor Plan

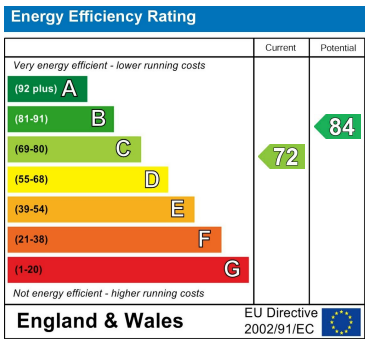



Measurements are approximate. Not to scale. Illustrative purposes only
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## Area Map




## Energy Efficiency Graph




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