



## 16 Vauxhall Crescent, Newport, TF10 7PT

**Guide Price £155,000**

FOR SALE BY ONLINE AUCTION

Nestled at the end of Vauxhall Crescent, this three-bedroom property is waiting for someone to unlock its full potential. With a large rear garden, and the possibility to expand on the already built foundations, this house is ideal for a young, growing family.

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Entrance Hall

Entering into a spacious hallway, with stairs on the left rising to the first floor, storage cupboard to the right and access to the ground floor living accommodation.

### Lounge

Good sized living room with a feature electric fireplace and surrounding mantelpiece, UPVC double-glazed window to the front and French doors to the rear giving access to the conservatory. Two ceiling light fittings and radiator.

### Conservatory

Bright and airy conservatory with large, double-glazed windows overlooking the garden and access via a panel glazed door.

### Kitchen

An L-shaped fitted kitchen of white wood wall and base units, sunken one-and-a-half sink drainer, integrated fridge-freezer, microwave, oven and induction hob with an overhead extractor hood and plumbing for appliances such as a dishwasher or washing machine. Tiled splash areas, radiator and two ceiling light fittings.

### WC

Ground floor WC, with a basin, frosted UPVC double-glazed window, light fitting and boiler.

### Rear Hallway

Just off the kitchen, with an understairs pantry space and access to the rear garden.

### Stairs and Landing

Curved staircase leading to a spacious landing, with a window, radiator and ceiling light fitting.

### Bedroom One



Rear elevation double bedroom, with a large UPVC double-glazed window, ceiling light fitting, radiator and lift hatch.

### Bedroom Two

Rear elevation bedroom, with a UPVC double-glazed window, radiator, built-in storage cupboard and ceiling light fitting.

### Bedroom Three

Front elevation single bedroom, UPVC double-glazed window, radiator and ceiling light fitting.

### Bathroom



Good sized family bathroom with a large, fitted corner bathtub and overhead shower, low-level flush WC, pedestal basin and vanity unit, frosted window, heated towel rail and ceiling light fitting.

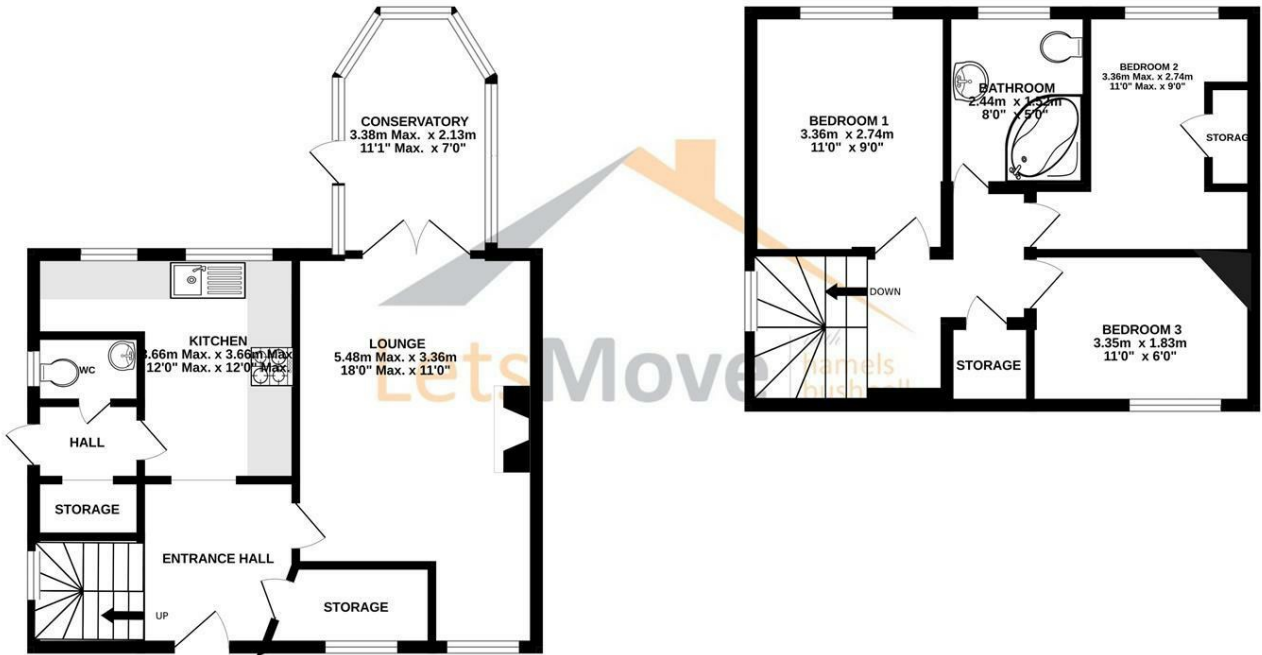
### Outside

Vast corner garden plot, with a large lawn, patio area and side access via a wooden gate. Partially constructed foundations for a further structure. Not overlooked from the rear. Gravel driveway to the front of the property with parking for 2 cars.

# Floor Plan

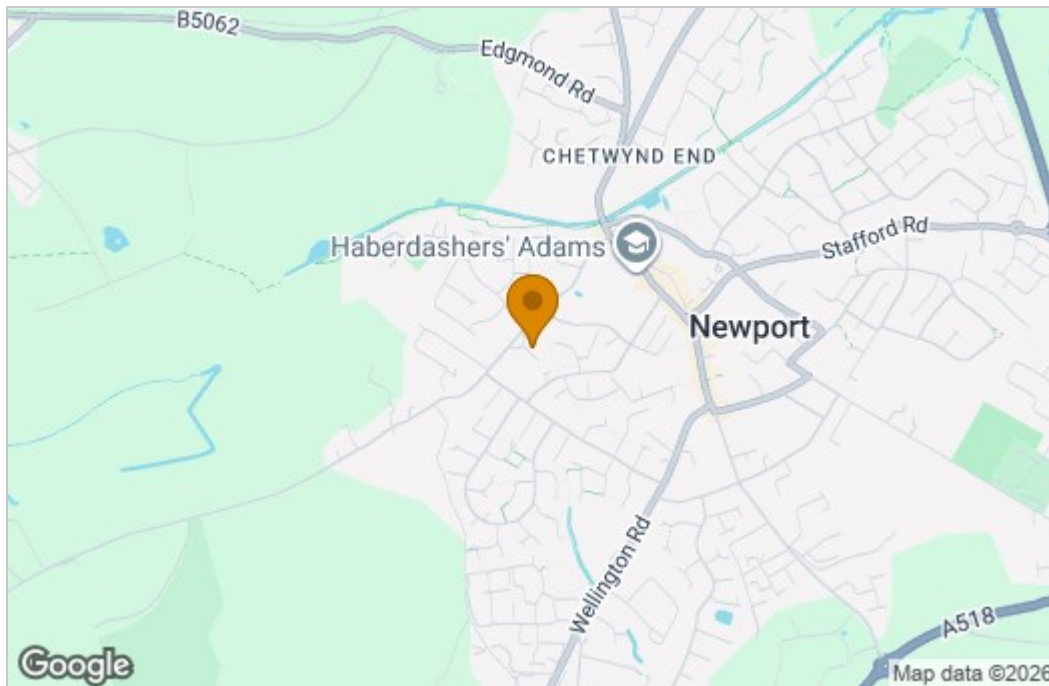
GROUND FLOOR  
44.6 sq.m. (480 sq.ft.) approx.

1ST FLOOR  
33.9 sq.m. (364 sq.ft.) approx.

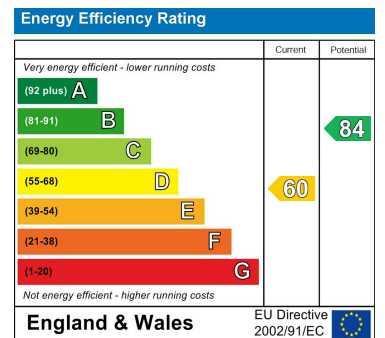


TOTAL FLOOR AREA : 78.4 sq.m. (844 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.