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Avon Close

Guide Price £160,000 to £165,000

- Quiet cul-de-sac location
- Close to Schools, Shops, and Amenities
- Private rear garden with potential for landscaping
- On-Street Parking
- Functional bathroom
- Excellent Transport Links
- Great opportunity to personalise and make your own
- EPC Rating: D



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01633 746088
team@pinkmove.co.uk



About the property

Located in a peaceful cul-de-sac, this three-bedroom property offers an excellent opportunity for buyers looking to make a home their own. The ground floor features a spacious reception room, perfect for relaxing or entertaining, and a practical kitchen layout.

Upstairs, there are two well-proportioned double bedrooms and a single bedroom, providing flexibility for family living or home working. The property includes a working bathroom, ready for your personal touch.

Outside, the private rear garden has a patio adjacent to the property and a gently sloping lawn, offering scope for creative landscaping.

Avon Close benefits from excellent local amenities. Millbrook Primary School is just a short walk away (approximately 360 yards), and Newport High School is within 600 yards, making school runs quick and convenient. Bettws Shopping Centre is nearby, offering a range of local shops and services. For commuters, Newport railway station is just under 3 km away, with regular bus services also available, providing easy access to Cardiff, Bristol, and beyond.





Accommodation

Living Room

22' 8" x 11' 1" (6.91m x 3.38m)

Max Measurements

Kitchen

22' 8" x 8' 10" (6.91m x 2.69m)

Max Measurements

Bedroom 1

11' 10" x 12' 9" (3.61m x 3.89m)

Max Measurements

Bedroom 2

10' 6" x 10' 1" (3.20m x 3.07m)

Max Measurements

Bedroom 3

13' 7" x 5' 8" (4.14m x 1.73m)

Bathroom

8' 9" x 7' 4" (2.67m x 2.24m)

Max Measurements

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Floorplan

Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 78.3 sq. metres (843.0 sq. feet)
11 Avon Close

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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