

# 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







# **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 )

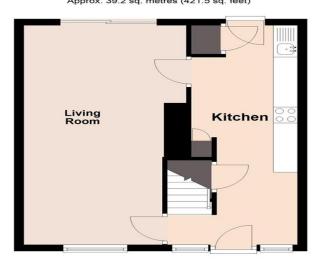
#### **Bathroom**

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



# **Floorplan**

Ground Floor



## First Floor Approx. 39.2 sq. metres (421.5 sq. feet)



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

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# Important Information

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