

## 3 Colston Court Newport



### WELL PRESENTED FAMILY HOME WITH TWO GENEROUS BEDROOMS

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- OPEN KITCHEN/DINER
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- MODERN SHOWER ROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- NEW GAS COMBINATION BOILER
- NEW ROOF
- NEAR TO EXCELLENT AMENITIES AND ROAD CONNECTIONS
- PERFECT FIRST PURCHASE

**Chain Free £140,000**



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# Colston Court, Newport, NP19 0HA

## Introduction

A fantastic opportunity to purchase this well-presented mid-terraced home, ideally located just off Corporation Road in Newport. The property is perfectly positioned within easy reach of a wide range of local amenities, including shops, well-regarded schools, and regular bus routes. The M4 and A48 are also just a short drive away, offering excellent transport links to neighbouring towns and cities.

Offered to the market with no onward chain, the property would benefit from some modernisation, making it an ideal purchase for first-time buyers or investors. Notably, the home already benefits from a modern gas combi boiler, uPVC double glazing throughout and a new roof.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge and a generous kitchen/diner. To the first floor are two double bedrooms, both featuring built-in storage, along with a contemporary shower room.

Externally, the property features low-maintenance front and rear gardens, laid with decking and shingle. The rear garden also benefits from a useful storage shed and rear access.

## Tenure

Freehold

## Boundaries

All boundaries should be confirmed by your solicitor

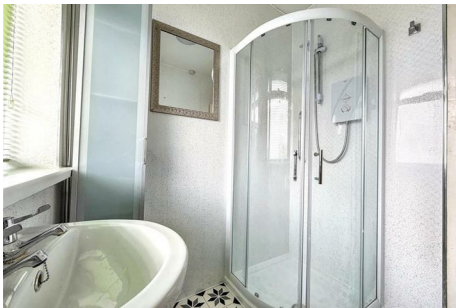
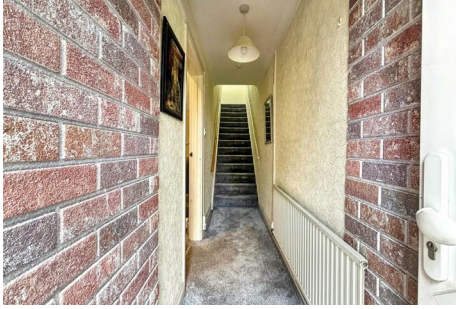
## Council tax

Band C


## Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



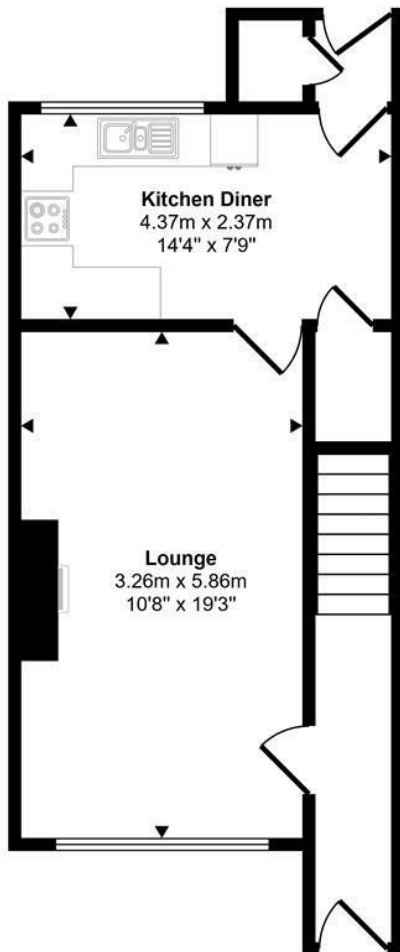
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>72</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

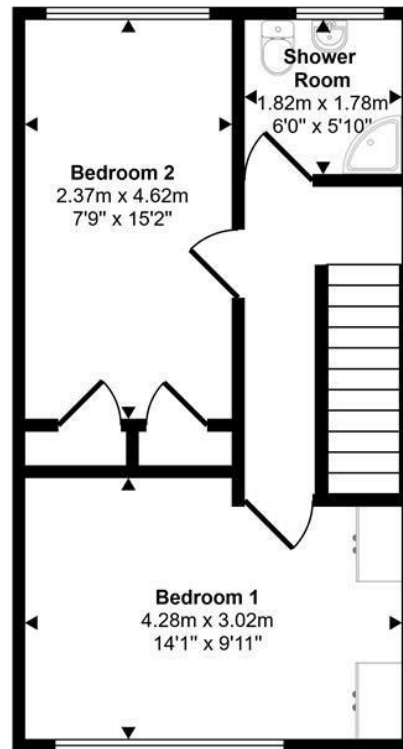
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
75 sq m / 809 sq ft



Ground Floor  
Approx 39 sq m / 423 sq ft



First Floor  
Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.