



3 Hector Avenue, Newport, NP11 5HP

Guide price £65,000



One2One are delighted to present Hector Avenue which presents an excellent opportunity for those seeking a well-appointed home in a friendly neighbourhood. With its practical layout and charming features, it is sure to attract interest from a range of buyers...



MAIN DESCRIPTION

GUIDE PRICE £65,000 - £75,000

One2One are delighted to present this well-proportioned two-bedroom flat, offering an excellent balance of comfort and practicality. The property is ideally suited to small families, couples, or individuals looking for a welcoming and manageable home.

Upon entering, you are greeted by a central hallway which leads into the main living areas. The lounge provides a warm and inviting space, complete with a attractive fireplace. A double-glazed window allows for plenty of natural light, creating a bright and comfortable environment.

The kitchen/diner is both functional and spacious, featuring a range of wall-mounted and floor units designed to maximise storage and usability. Further enhancing the practicality of the space is a walk-in larder along with two additional storage rooms located just off the kitchen, offering excellent storage solutions.

The property benefits from two well-presented bedrooms, both enjoying natural light from double-glazed windows and fitted with radiators to ensure comfort throughout the year.

The bathroom is fitted with a three-piece suite in white, comprising a panelled bath, W.C., and wash hand basin. An electric shower is positioned over the bath, and the surrounding area is finished with tiling for ease of maintenance.

Externally, the property is complemented by gardens to the front, side, and rear, providing a variety of outdoor spaces to enjoy. In addition, a single garage with roller shutter doors is located a short distance from the property, offering

secure parking and useful additional storage.

Situated on Hector Avenue, this property presents a fantastic opportunity to acquire a well-appointed home within a friendly and established neighbourhood. Its practical layout and appealing features are sure to attract a wide range of prospective buyers.

COUNCIL TAX BAND 'A'

TENURE LEASEHOLD 125 years from October 2007 (£17.30 per month including building insurance)

NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged to seek legal representation and obtain professional advice prior to purchase.

HALLWAY

LOUNGE 4.26m x 3.39m.

KITCHEN / DINER 5.33m (max) x 2.35m

WALK IN LARDER

BEDROOM 1 4.07m x 3.17m

BEDROOM 2 3.08m x 2.73m

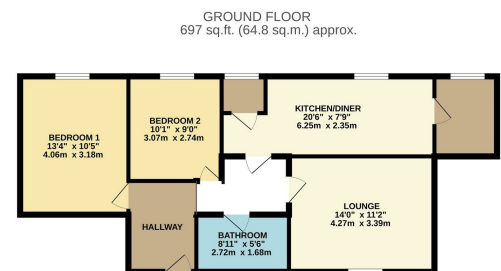
BATHROOM

OUTSIDE

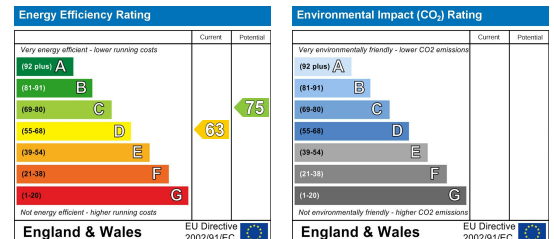
Gardens to the front side and rear.

GARAGE

Single garage with roller shutter doors a short distance from the property.



TOTAL FLOOR AREA: 997 sq.ft. (92.0 sq.m.) approx.
*Minimum energy efficient standard must be achieved for the property to be eligible for the Energy Efficiency Rating. Measurements are taken on the ground floor. The floor area for the ground floor is measured to the internal face of the walls and does not include the area of the ground floor. The floor area for the ground floor is measured to the internal face of the walls and does not include the area of the ground floor. The floor area for the ground floor is measured to the internal face of the walls and does not include the area of the ground floor.



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.