



Annesley Road

Guide Price £175,000 to £185,000

- Modern fitted kitchen/diner
- Separate utility area
- On-street parking
- Convenient location close to local amenities
- Easy access to Newport City Centre and M4 links
- EPC Rating: D



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About the property

Situated in a convenient residential location, this spacious three-bedroom end-terrace property offers well-proportioned accommodation throughout and a generous rear garden, making it an ideal purchase for first-time buyers, growing families, or investors. The ground floor comprises an entrance hallway leading to a spacious living room with ample natural light, together with a modern fitted kitchen/dining room featuring a range of contemporary units, integrated double oven, gas hob and space for family dining. A useful utility area provides additional storage and laundry space.

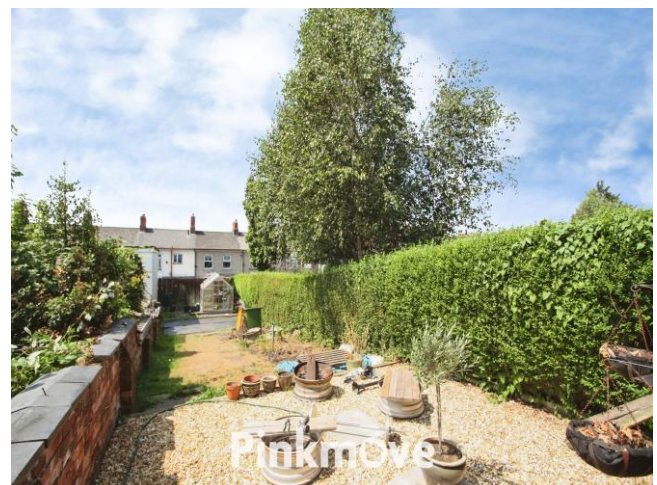
To the first floor are three bedrooms, including two comfortable doubles and a good-sized single bedroom, all served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a generous rear garden with multiple seating areas and mature hedging providing a good degree of privacy. To the front, there is on-street parking available.

Located on Annesley Road, the property enjoys easy access to local schools, shops, amenities and public transport links, while Newport City Centre, the M4 motorway network and major employers are all within easy reach.



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Accommodation

Living Room

15' 1" x 12' 2" (4.60m x 3.71m)

Kitchen

18' 1" x 8' 2" (5.51m x 2.49m)

Utility

3' 11" x 3' 7" (1.19m x 1.09m)

Bedroom 1

Bedroom 2

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom 3

8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom

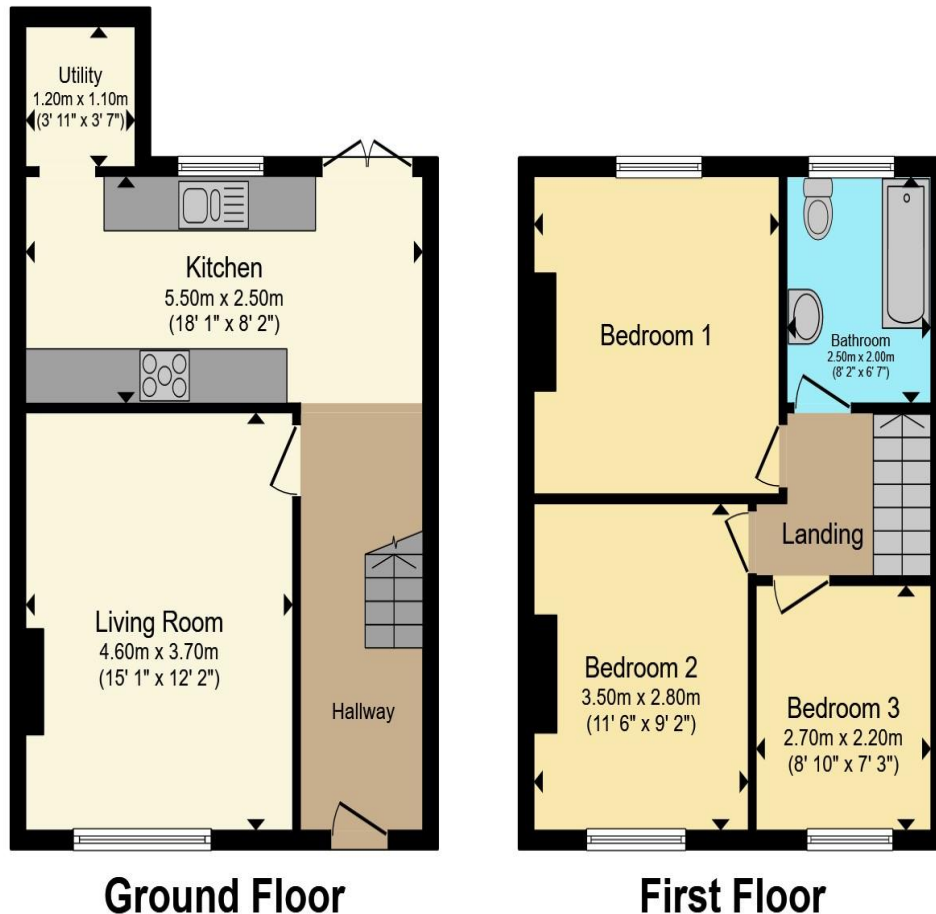
8' 2" x 6' 7" (2.49m x 2.01m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 81.7 sq.m. (879 sq.ft.) approx

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