



David Ricketts



Lawrence Hill Avenue

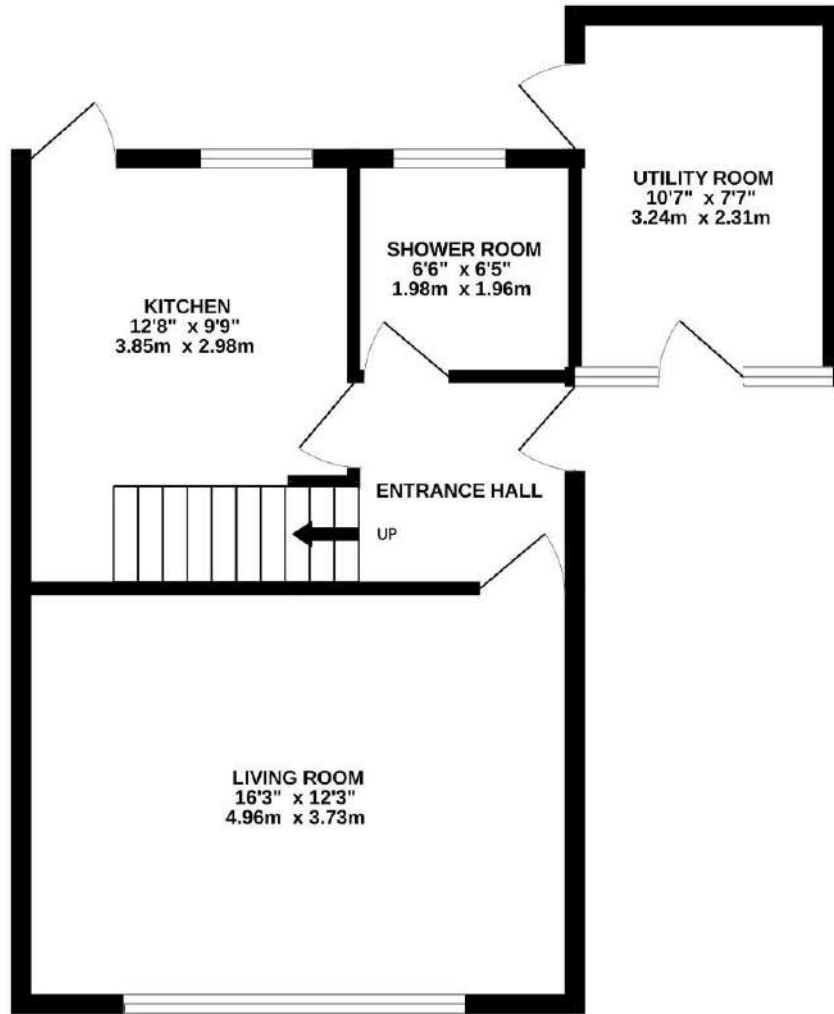
£210,000

890 sq.ft

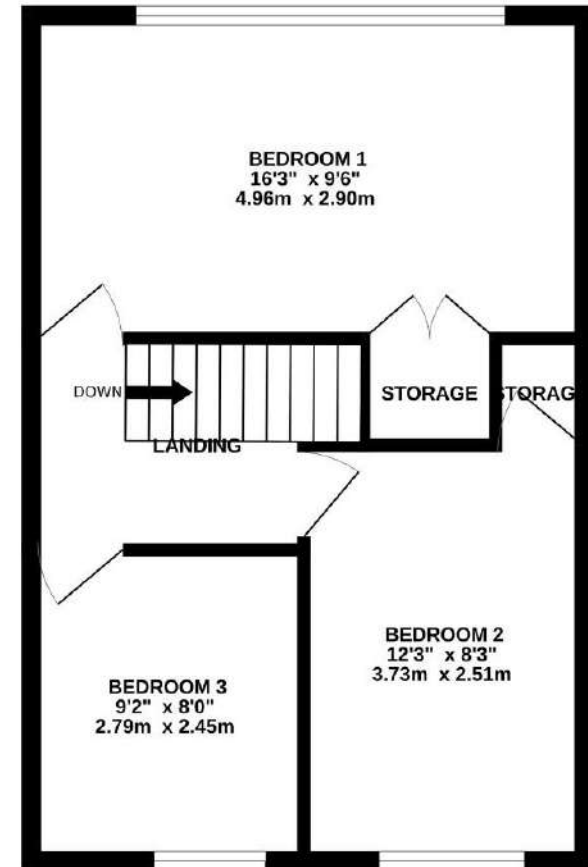
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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



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Lawrence Hill Avenue, Newport, NP19 - £210,000

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Situated on Lawrence Hill Avenue, just a short distance from Beechwood Park, this well maintained three bedroom semi detached property offers an excellent opportunity for first time buyers looking to step onto the property ladder. Built in 1968, the home enjoys an elevated position with pleasant views and an abundance of natural light throughout, creating a bright and welcoming atmosphere.

The ground floor comprises a generous and light filled living room to the front, alongside a kitchen diner to the rear providing a practical and sociable space for everyday living. There is also the added benefit of a useful utility area with access to the outside, enhancing the functionality of the home.

Upstairs, the property offers two double bedrooms and a comfortable single bedroom, all benefiting from large built in storage. A well appointed shower room completes the first floor. Additional features include a part boarded loft space and the advantage of being offered to the market with no onward chain.

This is a fantastic opportunity to acquire a solid and cared for home in a desirable location, ideal for buyers ready to put their own stamp on a property.



Ground Floor

Entrance Hall - (8'3" x 6'3")
Living Room - (16'3" x 12'3")
Kitchen/Diner - (9'9" x 12'8")
Shower Room - (6'6" x 6'5")
Utility Room - (7'7" x 10'7")

First Floor

Landing - (9'9" x 6'4")
Bedroom 1 - (16'3" x 9'6")
Bedroom 2 - (8'3" x 12'3")
Bedroom 3 - (8'0" x 9'2")









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For further information or to book a viewing please contact us on **02920 611 333** or email us at **will@davidricketts.co.uk**

