

**21 Hampshire Avenue  
Newport**



**IMMACULATELY PRESENTED AND MODERNISED DETACHED BUNGALOW**

- RECENTLY REFURBISHED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINER
- GOOD SIZED LOUNGE
- STYLISH SHOWER ROOM
- MODERN GAS BOILER
- LOVELY REAR GARDEN
- PLENTY OF PARKING LEADING TO DETACHED GARAGE
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

**Chain Free £260,000**



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# Hampshire Avenue

## Introduction

A fantastic and rare opportunity to purchase this beautifully presented and recently renovated detached bungalow situated off Nash Road, just minutes from excellent amenities and major road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as easy access to the A48 and M4 providing easy commuting to neighbouring cities.

The property underwent refurbishment c.2017 and is offered to the market with no onward chain.

As we enter the property, we are welcomed into the main lounge which leads off to two double bedrooms, a stylish shower room and impressive open plan kitchen/diner. Outside, there is plenty of parking to the side and front then, to the rear, a detached garage and a good sized flat low maintenance garden.

Viewing is essential to appreciate what this lovely bungalow has to offer

## Tenure

Freehold

## 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.

## Note

We are advised the property is non-standard construction. We have seen sight of the homebuyers report that was carried out in May 2018 and there are no obvious issues however we would recommend you consult with a building specialist.



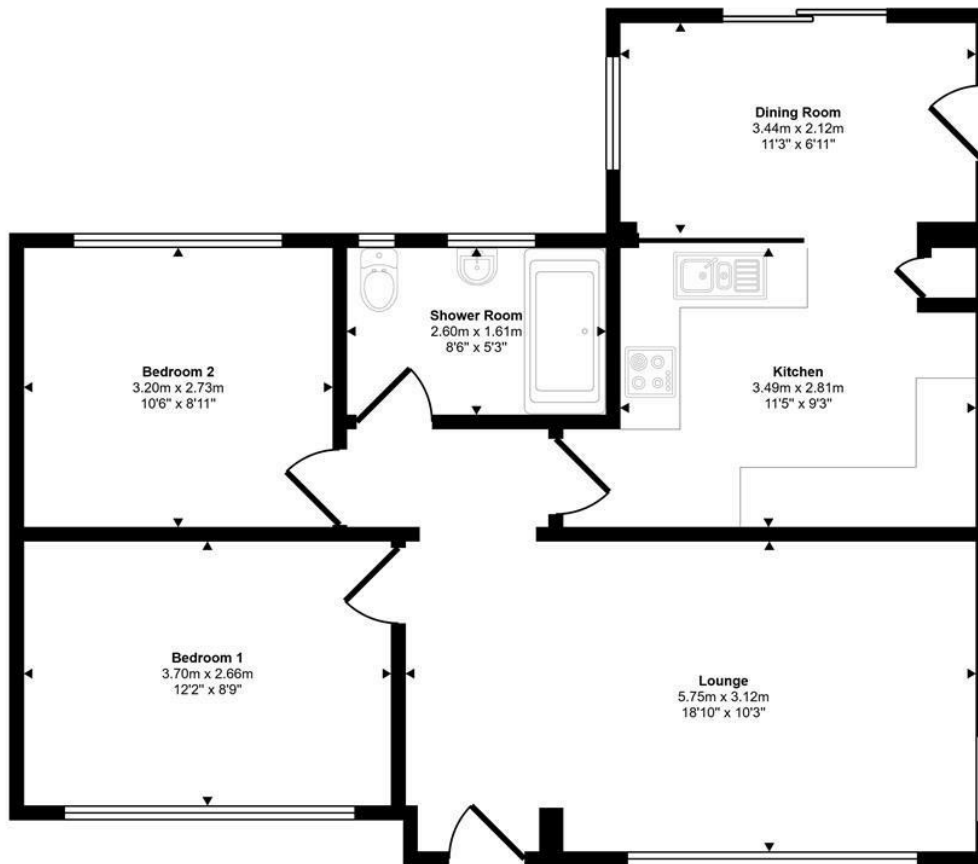
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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  
64 sq m / 686 sq ft



Floorplan

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.