

**27 Victoria Avenue
Newport**



BEAUTIFULLY PRESENTED TWO BEDROOM HOME NEAR TO AMENITIES

- BEAUTIFULLY PRESENTED MID-TERRACED COTTAGE
- TWO BEDROOMS
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- GROUND FLOOR SHOWER ROOM WITH SEPARATE WC
- UPVC DOUBLE GLAZING AND NEW COMBI BOILER
- LOVELY ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- PERFECT FIRST TIME PURCHASE

£145,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Victoria Avenue, Newport, NP19 8GG

Introduction

A fantastic opportunity to purchase this lovely mid-terraced cottage style home situated on Victoria Avenue, just minutes from excellent amenities and main road communications. Within walking distance there are well regarded schools, bus stops and local shops as well as the M4 motorway being close by too.

The property was significantly updated approximately 12 years ago and benefits from uPVC double glazing, a newly fitted gas combination boiler as well as updated electrics and contemporary decor.

On entering the property, we are welcomed into the porch which leads through to an open plan lounge/diner, modern fitted kitchen and a shower room with separate WC then, upstairs, two good sized bedrooms. The rear garden has also been remodelled in recent years and is laid to decking and artificial lawn plus features a lovely summer house.

Viewing is essential to appreciate what this lovely home has to offer, further information can be found below or by calling our sales team today

Tenure

Freehold

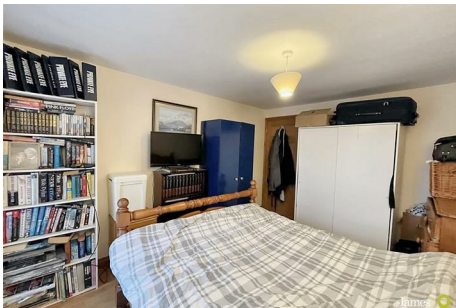
Council tax

Band B


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.



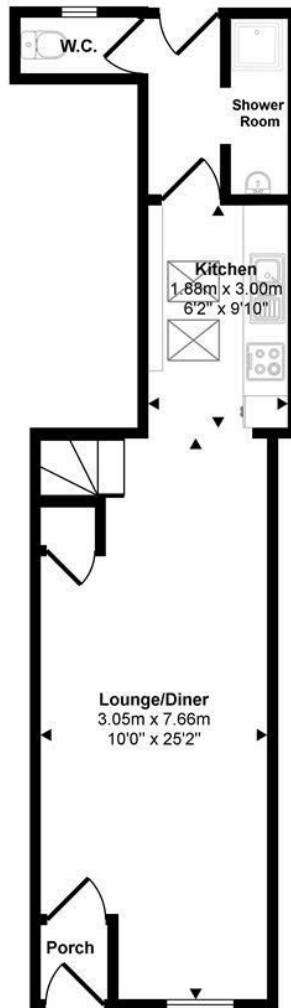
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

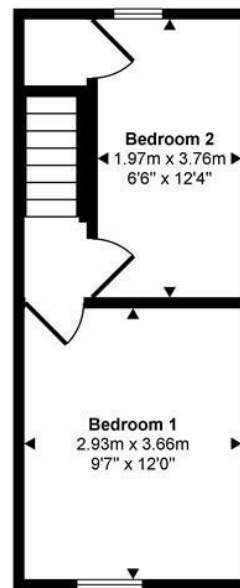
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
57 sq m / 616 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 22 sq m / 240 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.