



7 Gloster Place Newport



SPACIOUS THREE BEDROOM HOME NEAR TO AMENITIES

- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM
- SMALL FORECOURT TO FRONT
- REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS HEATING
- NEAR TO AMENITIES AND ROAD CONNECTIONS
- IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT

Chain Free £180,000



CARDIFF

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

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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
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01443 485000

Gloster Place, Newport, NP19 7EG

Introduction

Offering this deceptively spacious, traditional mid-terraced family home to the market, with no onward chain and situated in this convenient location just a few minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as Newport City Centre being slightly further afield. The M4 motorway is a short drive away too, providing an easy commute to neighbouring cities.

The property is offered to the market with no onward chain and would be the ideal purchase for those looking to take their first steps onto the property ladder or even buy-to-let investors who would be looking at an approximate rental income of £1,100pcm bringing a healthy yield of just over 7%.

On entering the property, we are welcomed into the hallway which leads off to a through lounge/dining room, a breakfast room, kitchen and a ground floor shower room. Upstairs, the landing leads off to three good-sized bedrooms and family bathroom.

Outside, the frontage features a small forecourt ideal for storing your bins, recycling boxes and potted plants then, to the rear, a garden laid to grass and patio.

Tenure

Freehold

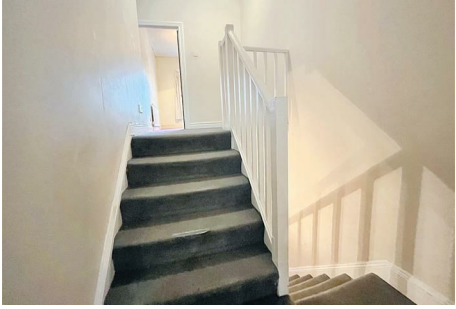
Council tax

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.



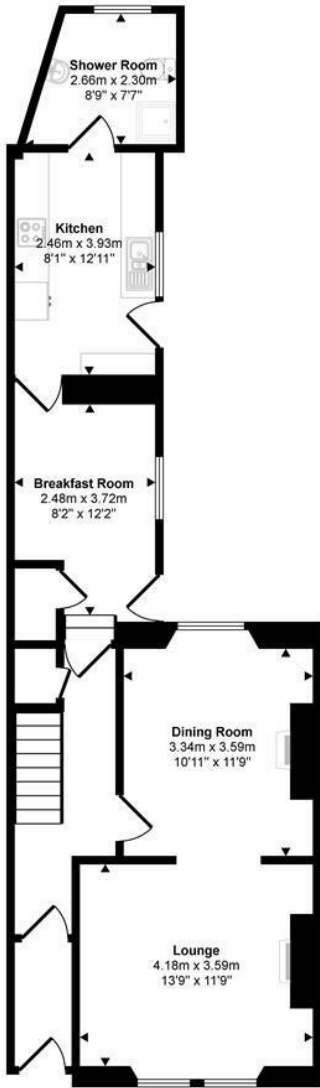
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

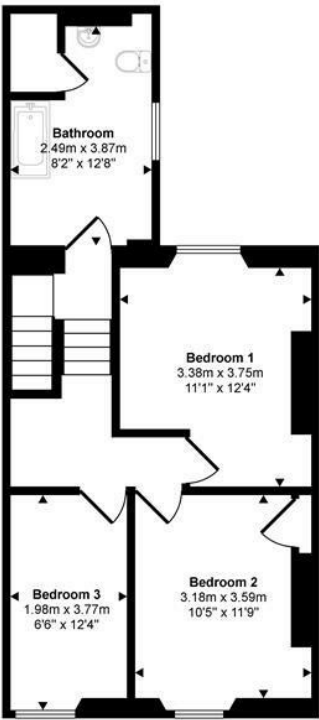
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
121 sq m / 1299 sq ft



Ground Floor
Approx 68 sq m / 729 sq ft



First Floor
Approx 53 sq m / 570 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.