



## **37 London Street, Newport, NP19 8DW**

### **Asking price £189,950**

A Large Traditional Built Bay Fronted Mid Terrace House Offering Good Sized Family Accommodation. Briefly Comprising Of Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Three Double Bedrooms & Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows. Front Forecourt. Rear Garden. Vacant. Sensibly Priced For A Quick Sale. Energy Rating 'D' Council Tax 'D'

- Three Double Bedrooms
- Dining Room
- Gas Central Heating With Combination Boiler
- Sensibly Priced
- Bay Fronted Mid Terrace House
- Kitchen
- Upvc Windows
- Lounge
- Bathroom W.C.
- Energy Rating 'D' Council Tax Band 'D'

## Porch

Entered via a glazed composite door. Original coved ceiling. 1/2 glazed door leads into:

## Hallway

With Balustrade stairwell. Radiator. Original coved ceiling. Doors off to lounge, dining room, kitchen & closet. 1/2 Glazed door leading out to rear garden.

## Lounge

**14'5" (into bay) x 12'4" (max) (4.400 (into bay) x 3.767 (max))**

Generous sized living room. Bay window to front. Radiator

## Dining Room

**12'0" x 9'11" (max) (3.677 x 3.040 (max))**

A good sized room with window to rear. Radiator

## Kitchen

**10'10" x 9'3" (3.315 x 2.837)**

Spacious kitchen housing a selection of wall & base units incorporating worktop space with stainless steel sink unit. Plumbing for washing machine. Gas cooker point. Tiled splashbacks. Window to side. Radiator. 'Ideal' gas combination boiler fires domestic hot water & central heating.

## First Floor Landing

Doors leading off to three bedrooms, bathroom W.C. & Closet with radiator. Loft space

## Bedroom One

**14'1" (int bay) x 10'3" (max) (4.301 (int bay) x 3.140 (max))**

Large double bedroom with bay window to front. Radiator

## Bedroom Two

**12'5" x 10'1" (max) (3.798 x 3.076 (max))**

Very good sized double bedroom. Window to rear. Radiator.

## Bedroom Three

**14'9" (max) x 9'3" (4.509 (max) x 2.840)**

an excellent sized third double bedroom. Radiator. Window to side

## Bathroom W.C.

With White coloured suite comprising of low level W.C.

Pedestal wash hand basin. Panelled bath with shower attachment. Panelled splash back. Radiator. Window

## Frent Forecourt

Concrete based area. Brick wall

## Rear Garden

Mainly laid to lawn. Block & brick walls. Timber pedestrian gate to rear

## FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

## PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

## TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

## VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.





