



Claremont Avenue, £305,000

- Spacious and bright living areas
- Three bedrooms
- Modern kitchen
- Close to local shops, schools, and transport links
- Ideal for first-time buyers or families
- Newly fitted bathroom
- Off Road Parking
- Rear Garden



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About the property

Traditional three bedroom with original features to include bay front, parquet flooring and tiling to the hallway. In a fantastic position, close to Newport Road and all its amenities, bus routes and easy access to both the A48 and M4.

The property is perfect for first time buyers and growing families offering excellent living space throughout to include two reception rooms and a garden room extension off the kitchen, there is a spacious storage cupboard off the entrance hallway.

The rear garden is low maintenance, a mixture of patio and artificial turf with a childrens play area.

Back inside the property is complete with three bedrooms and newly fitted bathroom.

****Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.****



Accommodation

Hallway

10' 11" max x 10' 11" max (3.33m max x 3.33m max)

Storage Under Stairs

Bedroom Three

Living Room

6' 3" x 6' 3" (1.91m x 1.91m)

13' 1" max x 10' 9" max (3.99m max x 3.28m max)

Bathroom

Reception Room Two

9' 3" x 5' 7" (2.82m x 1.70m)

14' 2" max x 10' 10" max (4.32m max x 3.30m max)

Kitchen

10' 10" max x 5' 11" max (3.30m max x 1.80m max)

Garden Room

7' max x 6' 11" max (2.13m max x 2.11m max)

Bedroom One

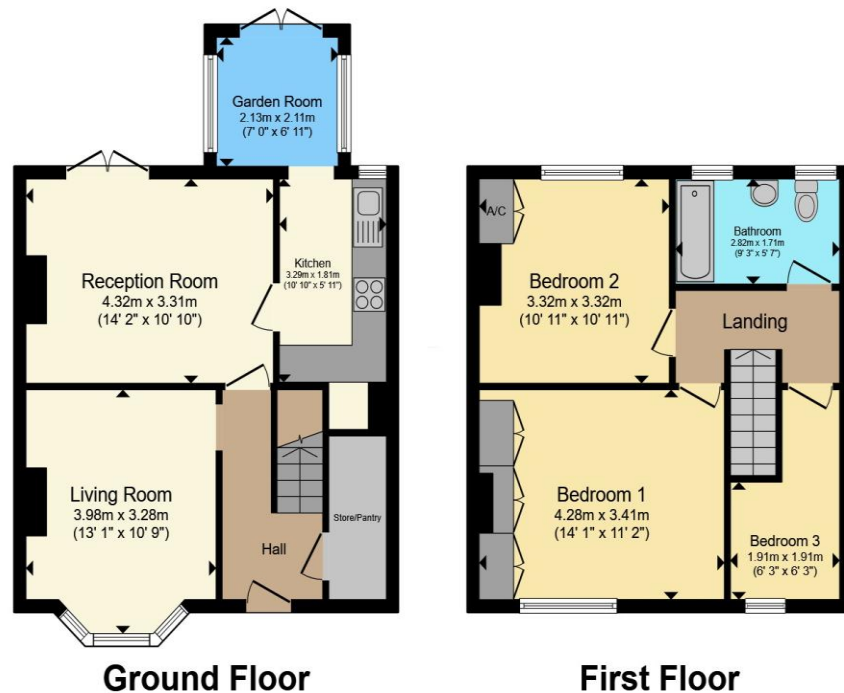
14' 1" max x 11' 2" max (4.29m max x 3.40m max)

Bedroom Two

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Floorplan



Total floor area 91.7 m² (987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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