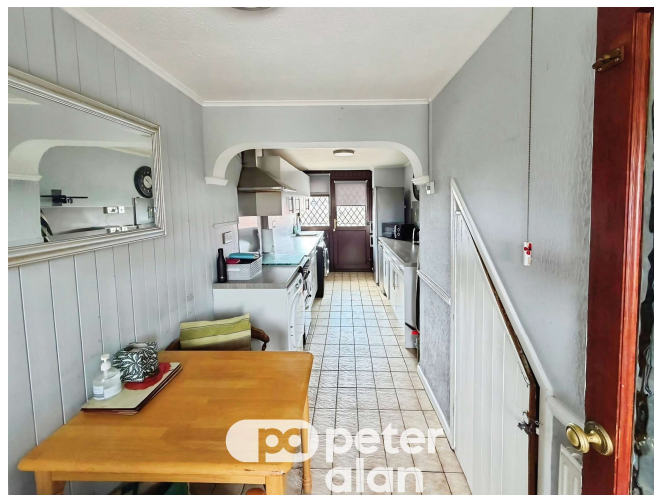




Clist Road, £175,000

- No Chain
- Off Road Parking to Rear
- Front and Rear Garden
- Sought After Location
- Perfect First Time Buyer or Investment Opportunity
- Close to Local Amenities
- EPC Rating: Awaited



3 1 1



About the property

Situated in a popular residential location, this well-presented three-bedroom end-of-terrace home offers comfortable family living and the added benefit of off-road parking to the rear.

The accommodation briefly comprises an entrance hall leading to a spacious lounge/dining room, providing an ideal setting for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.



Accommodation

Entrance Hallway

Lounge /Dining

22' 8" Max x 9' 4" Max (6.91m Max x 2.84m Max)

Kitchen

20' 1" x 7' 4" (6.12m x 2.24m)

Stairs To First Floor

Bedroom One

13' 9" Max x 9' 7" Max (4.19m Max x 2.92m Max)

Bedroom Two

11' 6" Max x 10' 6" Max (3.51m Max x 3.20m Max)

Bedroom Three

13' 7" Max x 5' 8" Max (4.14m Max x 1.73m Max)

Outside

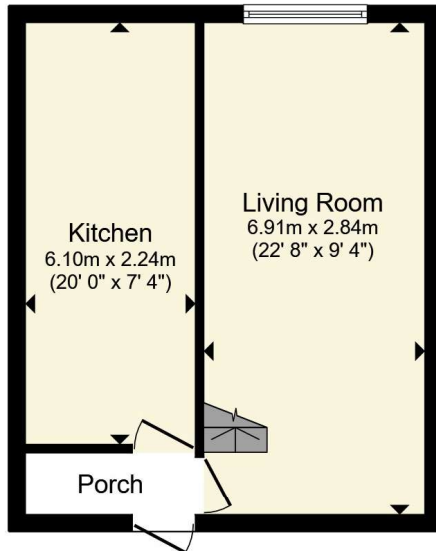
Agents Note

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.

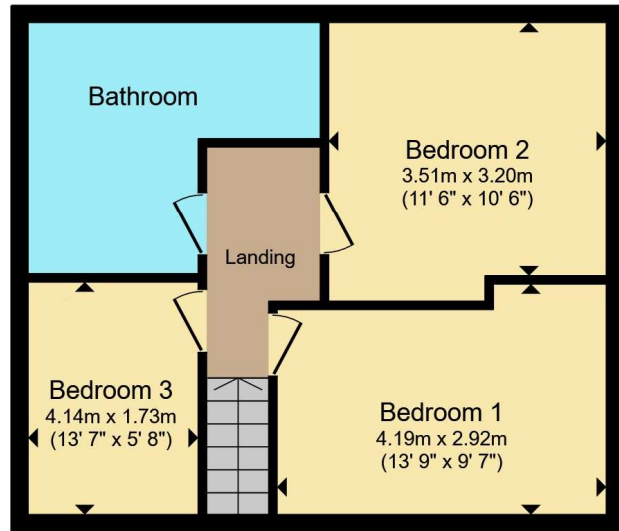
01633 221892

newport@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 74.8 m² (805 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



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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