



Sutton Road

Starting Bid £175,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid: £175,000
- Offered for sale by auction
- Bright living room with traditional bay window
- Separate dining room with French doors to the garden
- Excellent access to Newport city centre, schools and transport links
- 0.2 Miles from Junction 25 of the M4
- EPC Rating: E



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About the property

This charming three-bedroom end-terraced home on Sutton Road, Newport, combines character, practicality and convenience.

The ground floor offers a bright lounge with a traditional bay window, a well-proportioned dining room with French doors opening directly into the enclosed rear garden, and a kitchen positioned at the rear of the property.

Upstairs, the home provides three versatile bedrooms and a modern family bathroom, making it an appealing option for families, couples or first-time buyers seeking flexible living space.

On-road parking is available to the front, adding everyday ease.

The property benefits from its position within a well-connected part of Newport. The city offers a strong selection of shops and amenities, including Friars Walk and Kingsway Shopping Centre, along with an array of high-street names and independent retailers throughout the centre. Local schooling is another advantage, with nearby options such as St Julian's School, Llanwern High School and Bassaleg School.

Transport links are excellent, with Newport's main bus and rail network providing reliable connections across the city and to destinations including Cardiff, Chepstow, Monmouth and Bristol. The area also benefits from established walking and cycling routes, giving residents additional sustainable travel options around the city.



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Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

Dining Room

Kitchen

Bedroom 1

Bedroom 2

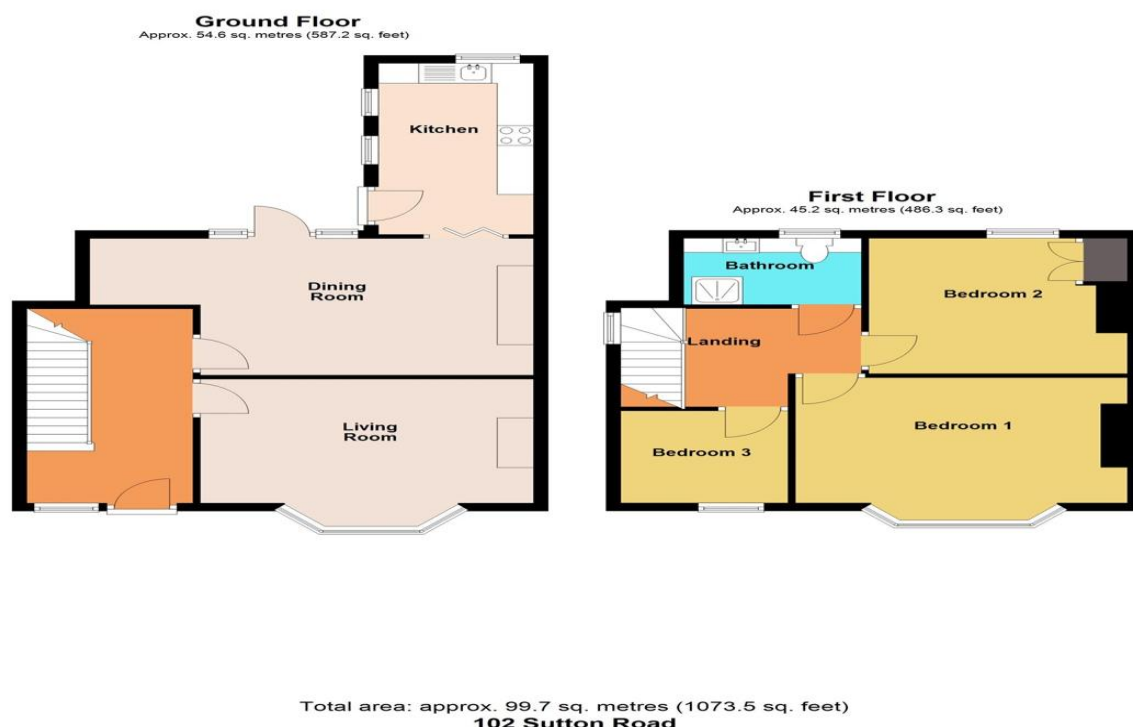
Bedroom 3

Bathroom

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



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.