

Pinkmove  
For Sale  
01633 746088



## Walton Close

Guide Price £165,000 to £175,000

- Lounge/Diner
- Family Bathroom
- Close to Local Amenities
- Great Road Links
- Spacious End Terrace Property
- EPC Rating: D



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## About the property

We are delighted to offer this spacious three-bedroom end-terrace property, ideally located on Walton Close in Newport. The property enjoys a quiet residential setting while still benefiting from access to local amenities and excellent transport links.

Set away from the main road, the property is approached via a gated entrance, opening into a fully paved front courtyard, ideal for bin storage or potted plants, creating a neat, low-maintenance frontage. Upon entering, you are welcomed into the hallway, providing access to the first floor via the staircase and leading into the main living accommodation. The lounge/diner is a generous and bright space, finished in neutral décor. There is ample room for both living furnishings and a dining table, making it ideal for everyday living and entertaining. The kitchen is a generous space with ample wood effect unit storage and glossy worktops.

There is space for large under counter appliances or perhaps a breakfast bar if required. The kitchen also offers an alternative access into the rear garden. Upstairs you have two double bedrooms overlooking the rear garden and providing built in storage space. You also have a good-sized single room. The family bathroom is also located upstairs, a generous modern space. It features a W.C, hand basin and bath with over-head shower.

Outside, you have a fully enclosed low maintenance patio space that spans over two tiers.





## Accommodation

### Agents Note:

The property is of non- standard construction - Laing easiform construction, please seek confirmation of lending ability and liaise with your conveyancer.

### Living/Dining Room

### Kitchen

### Bedroom 1

### Bedroom 2

### Bedroom 3

### Bathroom

### Agents Note:

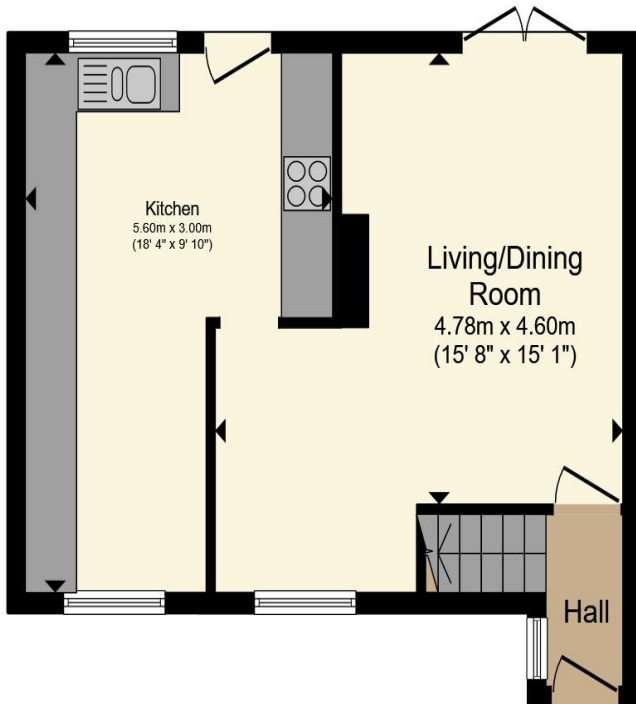
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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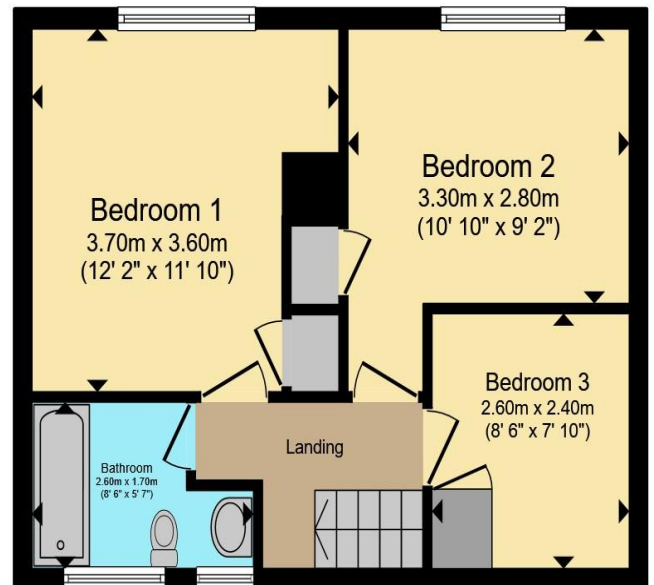
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 77.9 sq.m. (838 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.focalagent.com](http://www.focalagent.com)

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## Important Information

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