

Victoria Avenue

Offers in the region of £160,000

- Bright and Airy Lounge
- Enclosed Rear Garden
- Family Bathroom
- Additional WC
- Two Bedrooms
- On Street Parking
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: D



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Pinkmove

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About the property



This charming two-bedroom end-terrace home is located on the well-connected Victoria Avenue in Newport, offering easy access to local amenities and strong transport links nearby. The area is urban and well served, with convenient access to shops and everyday services within the NP19 district, providing a practical and welcoming environment for residents. Families benefit from reputable nearby schools, including St Joseph's R.C. Junior & Infants School just 360 yards away and St Julian's School approximately 0.6 miles from the property.

Entering the property, you step directly into a bright and comfortable lounge that leads through to the kitchen at the rear. From the kitchen, the family bathroom is easily accessible, along with the enclosed rear garden, which offers a versatile combination of lawn, stone and patio suitable for relaxing, entertaining or gardening. Upstairs features two well-proportioned bedrooms, with bedroom two benefiting from its own en-suite toilet for added convenience. On street parking available to the front.



Transport connections across Newport are easily reached, supported by Newport Bus services and Newport Railway along with the M4 for commuters. this well-situated and appealing home ideal for first-time buyers, small families or those seeking an investment opportunity in a popular Newport location.

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Accommodation

Lounge
19' 2" x 13' 8" (5.84m x 4.17m)

Kitchen
12' 7" x 13' 4" (3.84m x 4.06m)
Max Measurements

Bathroom
6' 6" x 5' 3" (1.98m x 1.60m)

Bedroom 1
9' 2" x 13' 6" (2.79m x 4.11m)

Bedroom 2
8' 1" x 9' 1" (2.46m x 2.77m)

En-Suite
2' 4" x 3' 10" (0.71m x 1.17m)

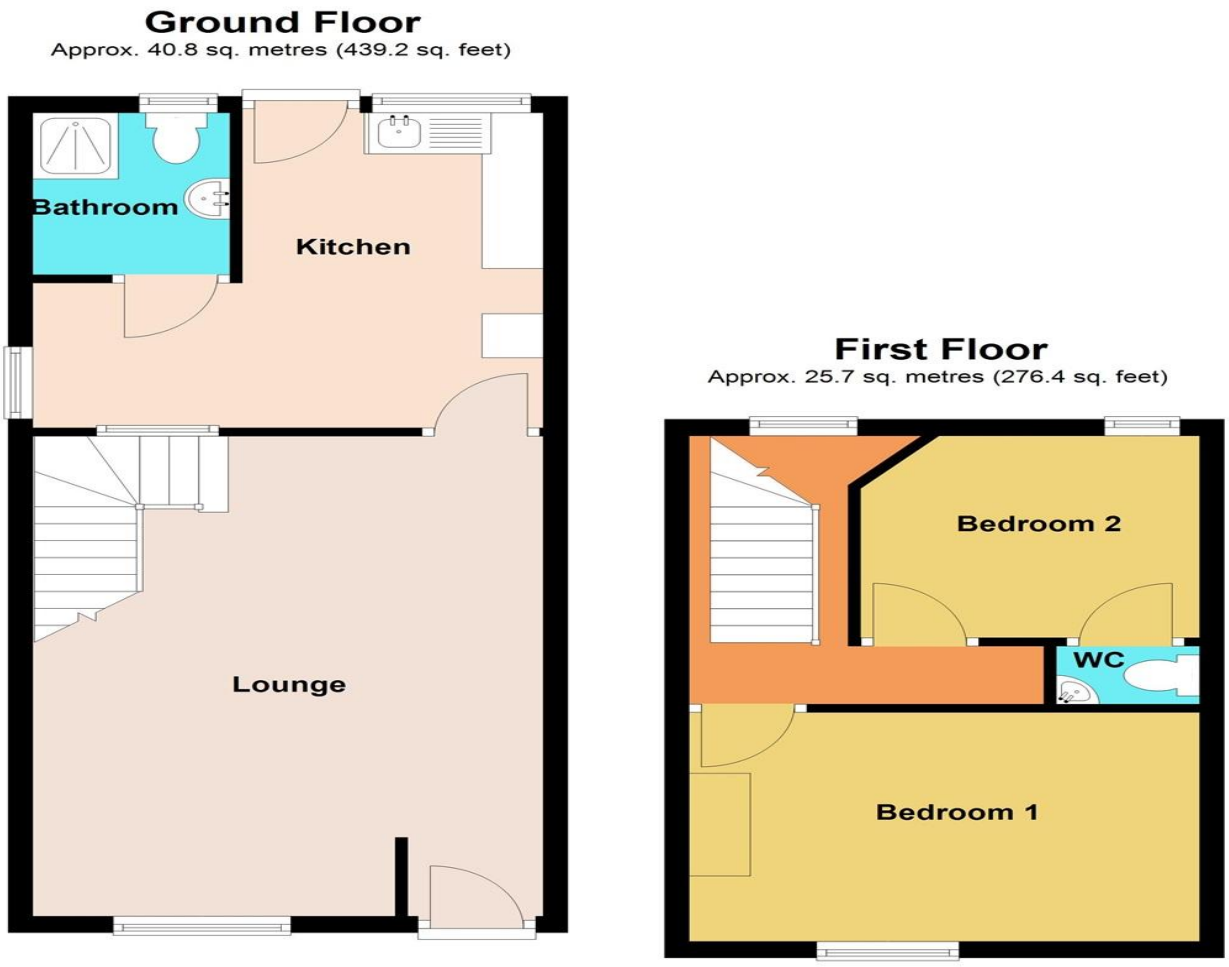
Agents Note:

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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Floorplan



Total area: approx. 66.5 sq. metres (715.6 sq. feet)
23 Victoria Avenue

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 fitments 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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