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## 95 Albert Avenue Newport NP19 8FF



Ref: PRC12920

**£130,000**

NO CHAIN.

Great first time purchase.

2 bedroom mid terraced property located off Chepstow Road  
in the Maindee area of Newport.

The property benefits from a good size rear garden  
and front forecourt. Ideal investment.

Property requires updating and modernising throughout.

Viewing is highly recommended.

**ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS**

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

## Introduction

We are pleased to offer for sale this 2 bedroom cottage style mid terraced property. The property is located just off Chepstow Road, Maindee area in Newport with easy access into the city centre, local schools, amenities and road links to the M4. The property benefits from front forecourt and good size rear garden. Ideal first time purchase or investment opportunity. NO CHAIN.

## Entrance

Via obscured glazed upvc double glazed front door into:-

## Hallway

Period features throughout, stairs to first floor, central heating radiator. Doors off to all rooms.

## Lounge (11' 05" x 11' 04") or (3.48m x 3.45m)

Laminate wood flooring throughout, feature fireplace, upvc double glazed window to front, central heating radiator. Archway to:-

## Dining Room (11' 09" x 9' 05") or (3.58m x 2.87m)

Further upvc double glazed window overlooking the rear garden and central heating radiator.

## Kitchen (12' 05" x 7' 06" ) or (3.78m x 2.29m)

The kitchen requires updating and renovating. Tiled flooring, tiling to splash backs, plastered finish to walls and ceiling, upvc double glazed window to rear. Upvc double glazed door to rear garden. Wall and base units, work surfaces, integrated oven and hob with extractor hood over. Plumbing and space for washing machine, space for fridge / freezer, stainless steel sink, drainer and mixer tap, central heating radiator.

## First Floor Landing

Doors off to all rooms.

## Family bathroom (12' 04" x 7' 05" ) or (3.76m x 2.26m)

Good size family bathroom. Tiled effect flooring, plastered finish to ceiling, upvc obscured double glazed window, central heating radiator. Low level wc, pedestal wash hand basin, panelled bath with shower over, tiling to splash backs. Wall mounted combination boiler.

## Bedroom 2 (13' 04" x 9' 07" ) or (4.06m x 2.92m)

Upvc double glazed window, central heating radiator. Storage cupboard.

## Bedroom 1 (15' 05" x 10' 07" ) or (4.70m x 3.23m)

Two upvc double glazed windows, central heating radiator, storage cupboard.

## Rear Garden

Good size rear garden. Storage shed, small storage area to rear, laid mainly to lawn, panelled fencing and walled boundaries.

## Front forecourt

Walled front forecourt.

## Tenure

We are advised that the property is Freehold. Although prospective purchasers should verify this with their solicitors.

## Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515







| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 92-100                                      | A |         |           |
| 81-91                                       | B |         | 85        |
| 69-80                                       | C |         |           |
| 55-68                                       | D | 57      |           |
| 39-54                                       | E |         |           |
| 21-38                                       | F |         |           |
| 1-20  | G |         |           |



**PLEASE NOTE:** All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.