

Hookes Way Newport, PO30 5HG

£210,000



CHAIN FREE!! This 3 bedroom semi-detached house is located in the popular town of Newport in walking distance to the town centre, local schools & shops. The property consists of a modern lounge area, downstairs WC & Spacious kitchen/diner. Upstairs consists of two double bedrooms, one single bedroom & family bathroom. Outside offers a spacious garden with side access & access to the rear. It also offers a good-sized garden shed. Other benefits of the property includes resident parking, Partially Double glazed windows & Gas central heating. This is the perfect family home!

CHAIN FREE!!

SEMI-DETACHED

RESIDENT PARKING

3 BEDROOMS

CLOSE TO TOWN CENTRE & LOCAL SCHOOLS

DOUBLE GLAZING & GAS CENTRAL HEATING

ROOMS

Entrance Hall 5' 0" x 8' 6" (1.52m x 2.59m)
Wooden flooring. Under stairs storage and boiler.

Living room 13' 1" x 11' 2" (4m x 3.40m)
Wooden lino flooring. Old fireplace. Double glazed window to rear aspect. Radiator.

Walk in store 3' 3" x 8' 0" (0.99m x 2.45m)
Wooden lino flooring. Shelving for storage.

Downstairs WC 5' 8" x 3' 2" (1.72m x 0.96m)
Lino wooden flooring. Sink & WC. Single glazed frosted window to front aspect.

Kitchen/Diner 9' 2" x 17' 9" (2.80m x 5.40m)
Tiled flooring. Fitted-kitchen with base wall units with integrated kitchen appliances, electric hob & room for an American fridge freezer & white goods. Single glazed window to front aspect & double glazed window to rear aspect. Radiator.

Porch 3' 5" x 3' 3" (1.04m x 0.99m)
Laminate flooring. Double glazed door to rear aspect.

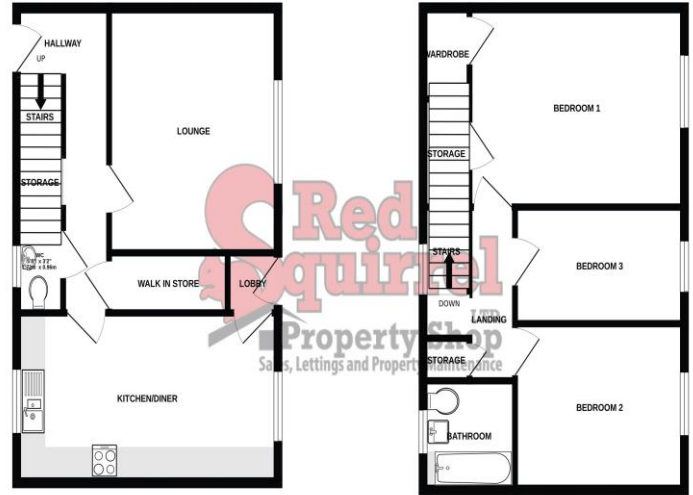
Bedroom 1 10' 9" x 14' 7" (3.28m x 4.44m)
Carpet flooring. Built-in wardrobe & storage cupboard.
Double glazed window to rear aspect. Radiator.

Bedroom 3 6' 3" x 8' 2" (1.90m x 2.50m)
Wooden flooring. Double glazed window to rear aspect. Radiator.

Bedroom 2 8' 10" x 11' 6" (2.70m x 3.50m)
Carpet flooring. Double glazed window & Radiator.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with Metropix 12023

Family bathroom 5' 11" x 6' 3" (1.80m x 1.90m)
Laminate wooden flooring. Bath with over head shower. Sink & WC. Single glazed frosted window to front aspect.

First Floor Landing 9' 2" x 6' 3" (2.80m x 1.90m)
Carpet flooring. Single glazed window to front aspect. Cupboard to front aspect.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

