



LANGSTONE

Offers over **£230,000**





# 31 SPARTAN CLOSE

Langstone, Newport, NP18 2BH



Quiet cul-de-sac  
Close to schools  
Close proximity to the M4

This charming two-bedroom mid-terraced property in Spartan Close, offers a unique opportunity, sold with no onward chain to ensure a smooth transition for its new owners. Inside, discover a welcoming, cosy interior perfect for first-time buyers, professional couples, or small families.

The well-designed layout combines comfort with convenience, providing a warm living space to relax and unwind. Ideally situated close to main connecting roads, the property offers easy access to local amenities, schools, and nearby attractions, ensuring both practicality and lifestyle appeal.

Whether you're in search of a family home or a promising investment, this home at Spartan Close delivers an excellent blend of comfort, community, and accessibility in the heart of Langstone.

With its desirable location and inviting ambiance, this property is ready to become a cherished home. Don't miss the opportunity to make this delightful property yours and enjoy all it has to offer.



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### KEY FEATURES

- No onward chain
- Two double bedrooms
- Upstairs bathroom
- Great community
- Car port
- Great location





# STEP INSIDE

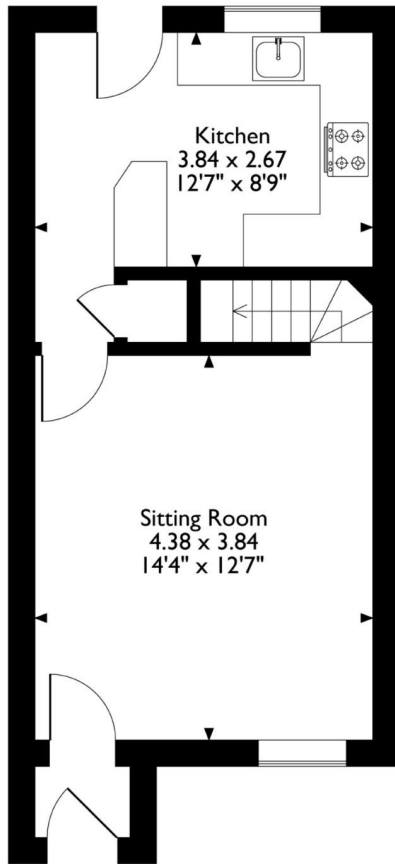


Step inside this inviting abode and instantly feel the warmth and comfort it offers. The ground floor greets you with a seamless blend of convenience and functionality.

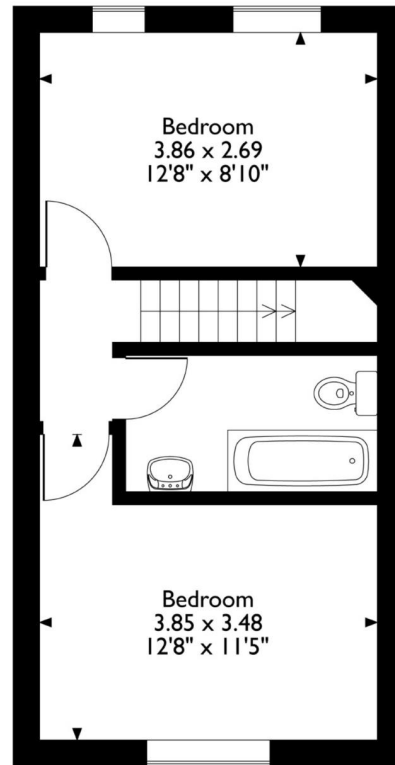
The family lounge sets an inviting tone with its cosy ambiance, providing a perfect retreat for relaxation or hosting guests in a comfortable, welcoming setting.

Just off the lounge, a modern, well-appointed kitchen awaits, fully equipped and designed for ease, making meal preparation a pleasure. The thoughtful layout ensures everything you need is close at hand, creating a functional flow throughout the main living areas.

Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascend the stairs to the first floor, where you'll find two spacious double bedrooms, each offering ample space and a peaceful atmosphere for restful nights.

This charming home combines style and practicality in a wonderfully cosy package.

The family bathroom completes the upper level, fitted with modern fixtures and designed to meet all your daily needs.



# STEP OUTSIDE



Step outside Spartan Close to discover a thoughtfully designed outdoor space that balances practicality.

At the front, a low maintenance driveway offers convenient parking for one car, while a car port accommodates two additional vehicles, ensuring ample space for all your needs.

As you make your way to the rear garden, you'll be greeted by a tranquil, low-maintenance oasis. A welcoming patio area invites outdoor gatherings and al fresco dining, perfect for enjoying warm summer evenings. Meanwhile, a lush lawn completes the scene, providing a serene backdrop for moments of leisure and relaxation.

## INFORMATION

Postcode: NP18 2BH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

East bound on the A48 (Chepstow road) off the Coldra roundabout, take the second exit at the next roundabout past the Coldra Court Hotel, continue on Chepstow road for 0.5 miles then turn left onto Catsash road and take the first right onto Grenadier Drive, then the first left onto Spartan Close, and then finally another left and the property is located at the end of the cul-de-sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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