



NEWPORT

Offers over £350,000

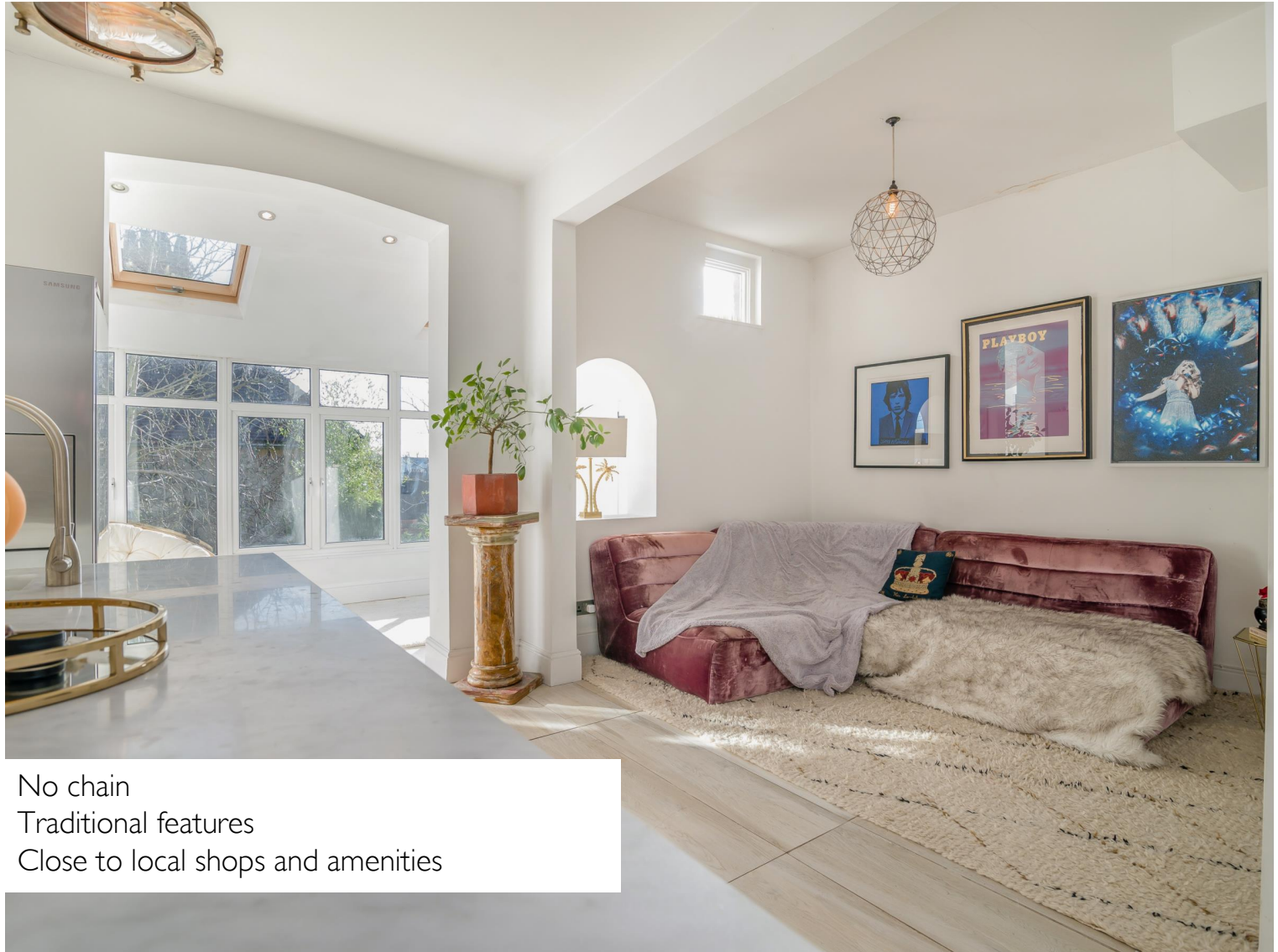


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To book a viewing call 01633 449884

58 PRESTON AVENUE

Newport, Newport NP20 4JD



No chain
Traditional features
Close to local shops and amenities

Discover the charm and generous proportions of Preston Avenue, a spacious four-bedroom mid-terraced home located in a popular residential area of Newport. Offered to the market with no onward chain, this traditional property combines classic period features with tasteful modern touches, creating an inviting and versatile family space.

Inside, the home boasts bright and airy rooms, high ceilings, and attractive original details that add character throughout. The ground floor offers excellent living accommodation with well-proportioned reception areas, while the upper floors provide four comfortable bedrooms ideal for a growing family. Modern updates blend seamlessly with the property's traditional style, ensuring comfort and practicality.



Offers over
£350,000



KEY FEATURES

- No chain
- Traditional features
- Four bedrooms
- Beautiful bathroom and kitchen
- Great views over Newport
- Close to local shops and amenities



STEP INSIDE

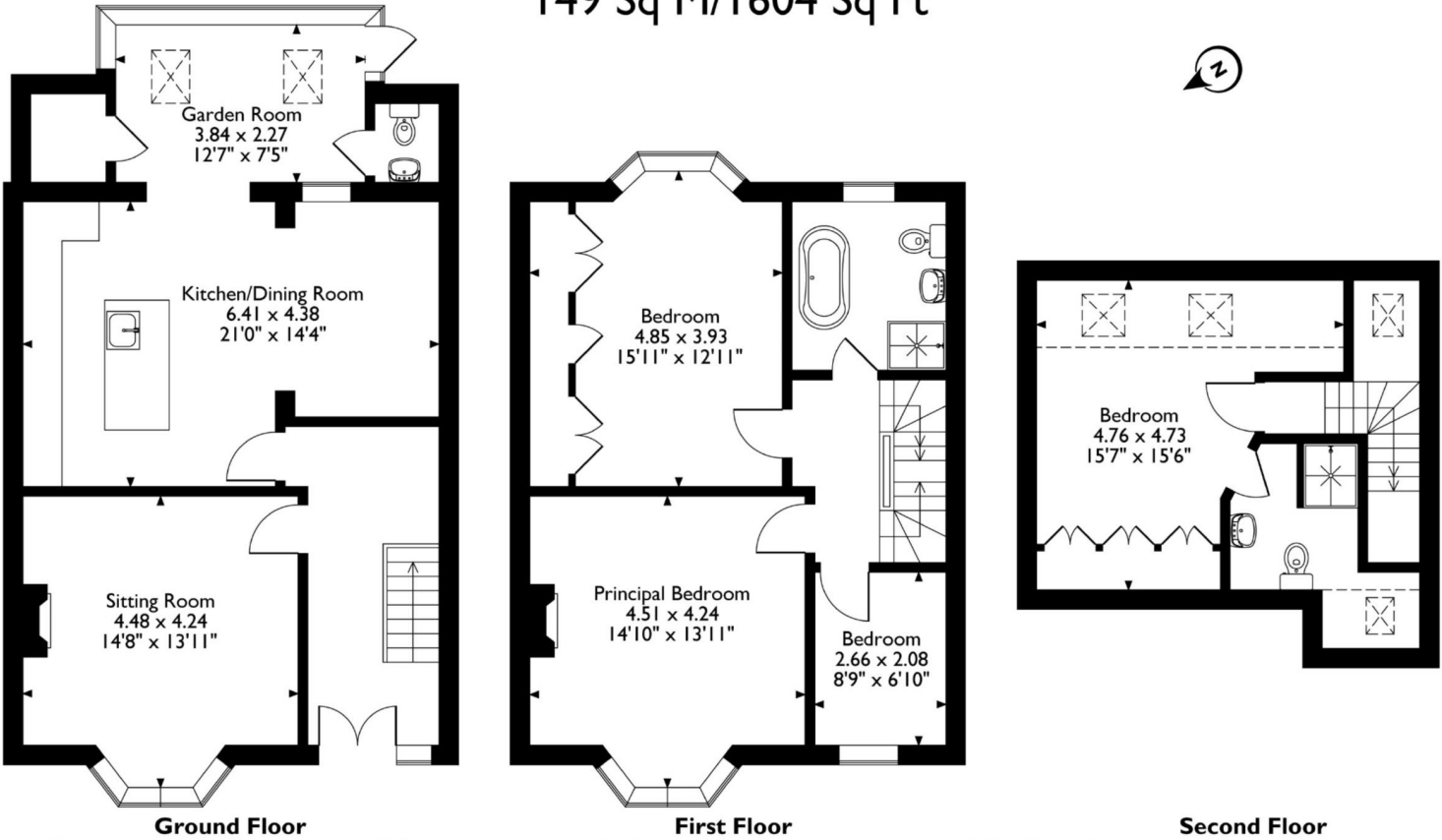


As you step into the welcoming entrance hall, you are immediately guided to the left into the lounge, a charming room currently used by the seller as a studio. This space features a large bay window that floods the room with natural light, along with an attractive feature fireplace that adds character.

Returning to the hallway, the second door on the left leads you into a very spacious open-plan kitchen/diner, complete with a central kitchen island and seamless access into a third reception room.

This additional reception area offers direct access to the rear garden and includes useful storage cupboards, one of which houses the boiler.

Approximate Gross Internal Area
149 Sq M/1604 Sq Ft



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.

To the first floor, you will find three well-proportioned bedrooms along with a beautifully designed family bathroom finished to a high standard.

The second floor hosts an additional bedroom featuring its own en suite, creating an ideal private space.

This top-floor room is enhanced by two large Velux windows that provide wonderful elevated views across Newport.

The property showcases an appealing blend of traditional features paired with tasteful modern touches, resulting in a spacious and versatile home perfect for family living.

STEP OUTSIDE



Step outside and you are greeted by a well-maintained front courtyard, offering a neat and welcoming approach to the property.

To the rear, the home features a low-maintenance garden with steps leading up to the house, creating a practical and easily managed outdoor space. A rear gate provides convenient access, while built-in storage beneath the property accessible directly from the garden adds valuable additional space.

This thoughtful layout makes the exterior both functional and appealing for everyday living.

INFORMATION

Postcode: NP20 4JD
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [///saving.shell.media](https://www.what3words.com/#!/saving.shell.media)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	60	75
EU Directive 2002/91/EC		

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