



## Channel View, £260,000

- No Chain
- Three bedrooms
- Single garage
- Sought-after location
- Council tax band E
- EPC Rating: Awaited



 3  1  2



## About the property

For sale is a semi-detached house, nestled in a sought-after location, offering an attractive opportunity for first-time buyers, investors, and families. The property, in need of modernising, presents a unique chance to create a bespoke family home.

The house boasts three bedrooms: a spacious master bedroom, a second double bedroom and a well-sized single room. All rooms are bathed in natural light, providing a warm and inviting atmosphere.

The property comes with two reception rooms, both featuring large windows that let in plenty of natural light. The feature fireplace in the first reception room adds a touch of traditional charm. The second reception room offers a delightful view of the garden, promising a serene and peaceful setting for family gatherings or quiet afternoons.

The house also features a kitchen that benefits from an abundance of natural light. With two bathrooms, morning routines will be a breeze for larger families.

Externally, the property benefits from a single garage and parking facilities. The garden is a perfect size for children to play in or for summer BBQs.

The location is exceptional, with public transport links, local schools, and amenities all within walking distance. Moreover, the nearby green spaces offer ample opportunity for leisure and outdoor activities.

This property is in council tax band E. It also includes additional features such as a fireplace and parking.



## Accommodation

### **Living Room**

13' 1" x 13' 5" ( 3.99m x 4.09m )

### **Dining Room**

9' 5" x 9' 8" ( 2.87m x 2.95m )

### **Kitchen**

9' 2" x 8' 5" ( 2.79m x 2.57m )

### **Bedroom 1**

11' 2" x 13' 5" ( 3.40m x 4.09m )

### **Bedroom 2**

12' 5" x 9' 8" ( 3.78m x 2.95m )

### **Bedroom 3**

10' 5" x 8' 2" ( 3.17m x 2.49m )

01633 221892

newport@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

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