



35 Crescent Road, Newport. NP19 8LW
£214,950
Tenure Freehold

- ATTRACTIVE BAY FRONTED MID TERRACE PROPERTY
- SITUATED OFF VICTORIA AVENUE
- 2 GOOD SIZE BEDROOMS
- LOUNGE WITH WOOD BURNER OPENING TO DINING ROOM
- ENTRANCE HALL
- SUPERB BATHROOM
- LARGE REAR GARDEN
- NO CHAIN

AN ATTRACTIVE BAY FRONTED MID TERRACE PROPERTY SITUATED OFF VICTORIA AVENUE, BENEFITING FROM A LARGE REAR GARDEN AND ENJOYING VIEWS OVER NEWPORT.

This period home enjoys many features with accommodation comprising:

To the ground floor: an entrance hall with original staircase to the first floor and storage beneath, lounge with bay window and wood burner opens to the dining room.

The modern kitchen is fitted with an extensive range of storage cabinets having built in appliances including oven, hob & dishwasher.

To the first floor: a split level landing leads to 2 good size bedrooms with the master bedroom having a feature fireplace and enjoys views over Newport. A superb period style bathroom is fitted with a central free standing roll top bath, corner shower cubicle, wash hand basin on plinth and W.C.

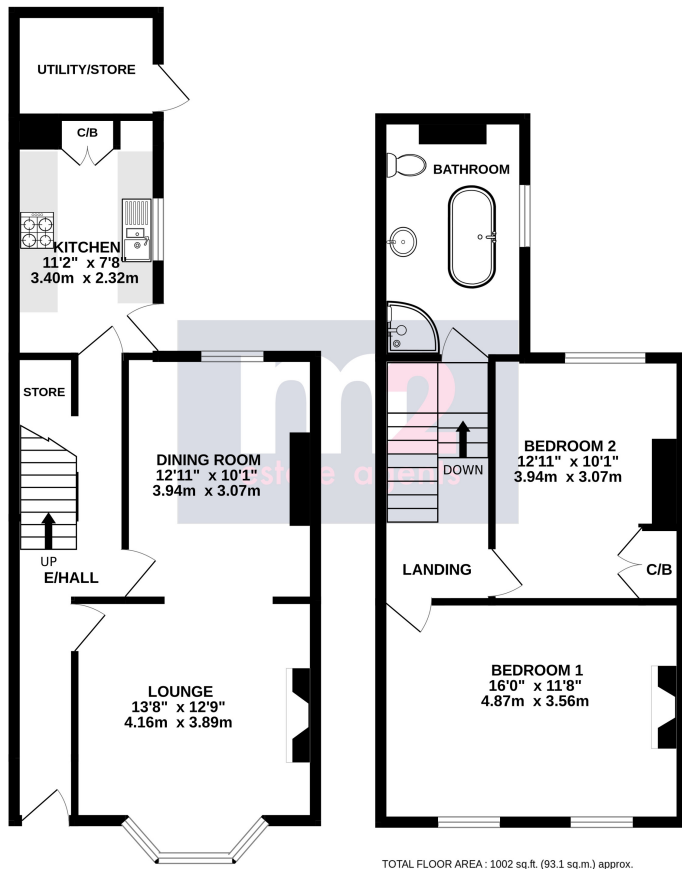
Outside: To the front: a terrace forecourt. To the rear: an enclosed paved area with attached store/utility, steps lead up to a large garden laid mainly to lawn with central patio area and vegetable garden with green house.

Services:
Council Tax Band:

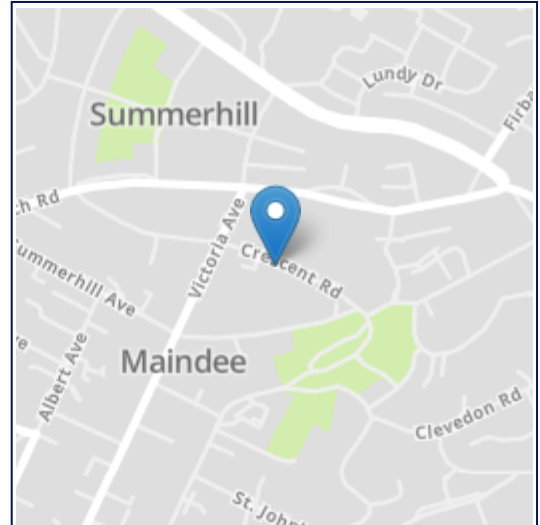


GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	62	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (35 Crescent Road, Newport, NP19 8LW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____