



8 Albert Avenue, Newport. NP19 8FF
£159,950
Tenure Freehold

- **REQUIRING SOME UPDATING**
- **MID TERRACE HOUSE**
- **3 BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **LIVING ROOM**
- **GROUND FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **NO CHAIN**

IN NEED OF UPDATING! NO CHAIN! 3 BEDROOM, MID TERRACE HOUSE WITH KITCHEN/BREAKFAST ROOM, LIVING ROOM, GROUND FLOOR BATHROOM & LARGE REAR GARDEN

A spacious mid terrace property situated in a convenient location, lying just off Chepstow Road close to a range of amenities in Maindee.

The property offers ideal accommodation for a first time buyer or investor, although requires some updating, having accommodation comprising: To the ground floor: An entrance porch leads to a good size lounge. The kitchen/breakfast room runs the width of the house having access to a large under stairs storage cupboard. A rear lobby provides access to the garden and bathroom. To the first floor: A landing leads to 3 generous bedrooms the master having large wardrobe. Outside: To the rear: A garden laid mainly to lawn.

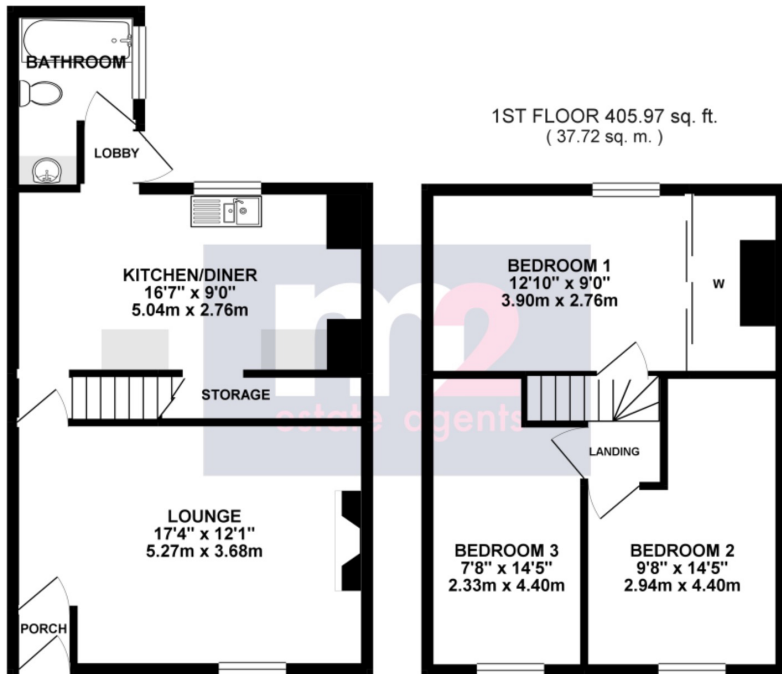
Services:

Council Tax Band:

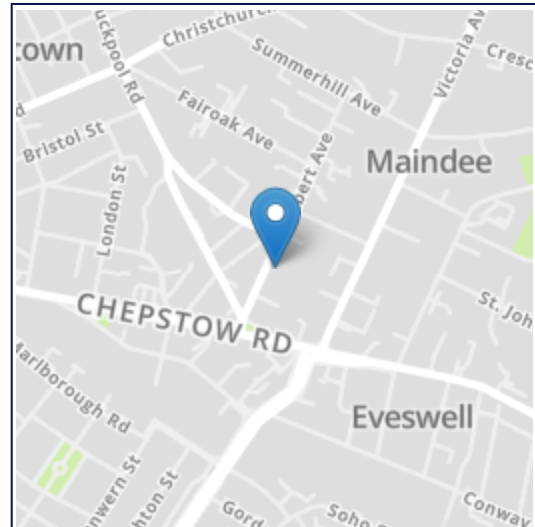


GROUND FLOOR 459.10 sq. ft.
(42.65 sq. m.)

1ST FLOOR 405.97 sq. ft.
(37.72 sq. m.)



TOTAL FLOOR AREA : 865.08 sq. ft. (80.37 sq. m.) approx.
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 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) | | 86 |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | 57 | |
| (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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