



**8 Greene Close, Newport. NP19 9HR**  
**£149,950**  
**Tenure Freehold**

- **IN NEED OF UPDATING**
- **MID TERRACE HOUSE**
- **3 BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **LIVING / DINING ROOM**
- **SHOWER ROOM & SEPARATE W/C**
- **GAS COMBI & UPVC DOUBLE GLAZING**
- **NO CHAIN**



**\*IN NEED OF UPDATING! NO CHAIN! 3 BEDROOM, MID TERRACE HOUSE WITH KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, SHOWER ROOM & EASY ACCESS TO JUNCTION 24 OF THE M4\***

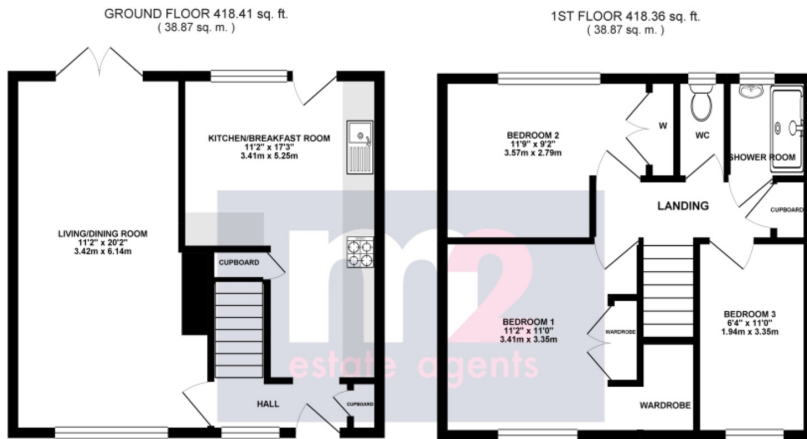
Situated on the popular East side of Newport is this 3 bedroom mid terrace house, located close to all local amenities, bus routes, supermarkets, popular primary & secondary schools, shopping at Newport Retail Park whilst also having the easiest of access to Junction 24 of the M4 making it perfect for commuting.

In brief the property comprises: To the ground floor an entrance hall, A spacious Living/Dining room & Kitchen/Breakfast Room. On the First floor: 3 Bedrooms, Shower Room & Separate W/C. Outside: To the front, a gate opens to an easily maintained garden with central path down to the main entrance. To the rear: An easily maintained patio area fully enclosed with fencing.

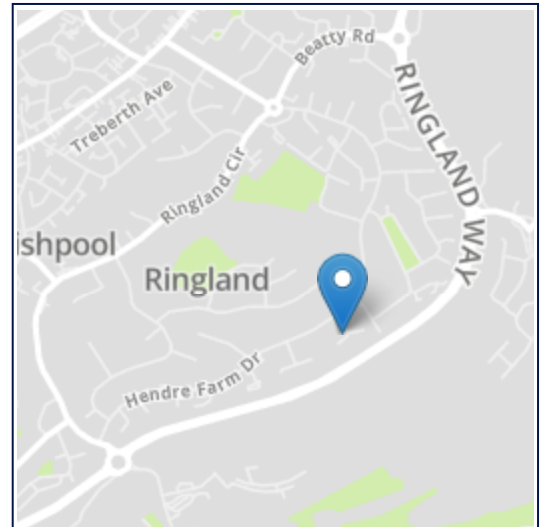
The property further benefits from a gas combi boiler, UPVC double glazing throughout and is being sold with no onward chain.

Services:

Council Tax Band:



TOTAL FLOOR AREA : 836.77 sq. ft. ( 77.74 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 guidance 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.  
 Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	67	82
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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.