



**40 Medway Road, Bettws, Newport. NP20
7XY
£159,950
Tenure Freehold**

- **IN NEED OF UPDATING**
- **SPACIOUS MID TERRACE HOUSE**
- **3 BEDROOMS**
- **LIVING / DINING ROOM**
- **KITCHEN / BREAKFAST ROOM**
- **GATED DRIVEWAY**
- **CONVENIENT LOCATION**
- **NO CHAIN**
- **PERFECT FOR FIRST TIME BUYERS**

IN NEED OF UPDATING! 3 BEDROOM HOUSE WITH LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR BATHROOM WITH GATED DRIVEWAY & NO ONWARD CHAIN

Perfect for first time buyers this three bedroom mid terrace house is situated in a popular and convenient location close to all local amenities, bus routes, walking distance to popular Primary & Secondary Schools and with easy access to junctions 25a & 26 of the M4 making it ideal for commuting to both Bristol & Cardiff.

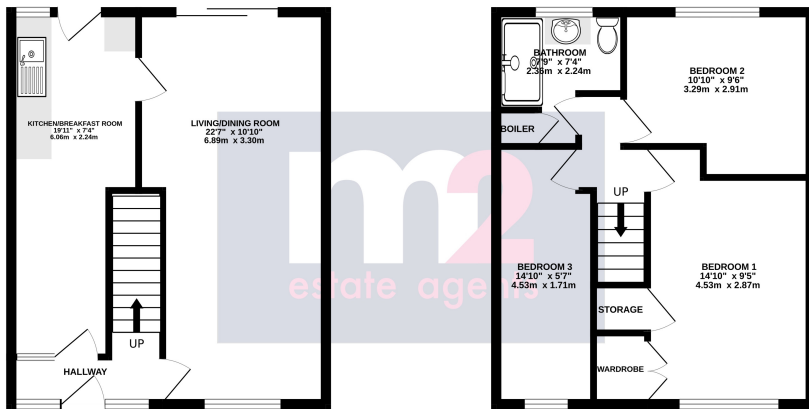
The property boasts spacious living accommodation briefly comprising to the Ground Floor: Entrance Hall, Kitchen/Breakfast Room & Living/Dining Room. On the first floor: Three good size bedrooms and a bathroom. Outside, To the front, double gates open to the driveway providing secure off road parking. To the rear is a patio area with step up to a small grass area with timber storage shed, fully enclosed with timber fencing.

Services:
Council Tax Band:

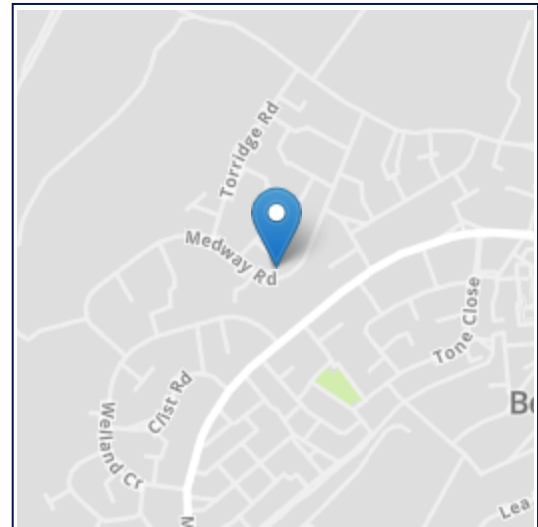


GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.3 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+)		91
A		
(81-91)		
B		
(69-80)	78	
C		
(55-68)		
D		
(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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