



5 Oak Street, Newport. NP19 7HW
£155,000
Tenure Freehold

- **IN NEED OF UPDATING**
- **3 BEDROOMS**
- **LIVING ROOM**
- **DINING ROOM**
- **KITCHEN**

- **FIRST FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **NO CHAIN**
- **POPULAR & CONVENIENT LOCATION**
- **GUIDE PRICE £155,000 - £165,000**

Situated just off Caerleon Road is this 3 bedroom, mid terrace house. Within walking distance to all local amenities, shops, sought after Primary & Secondary schools, bus routes and with easy access to junction 25 of the M4 making it perfect for commuting.

Perfect for first time buyers or investors with accommodation briefly comprising, to the Ground Floor: An Entrance Hall, Living Room, Dining Room & Kitchen. To the First Floor: 3 Bedrooms & Bathroom. Outside, to the front is a small gated forecourt and to the rear is a good size garden with patio area, artificial lawn and decorative stones.

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

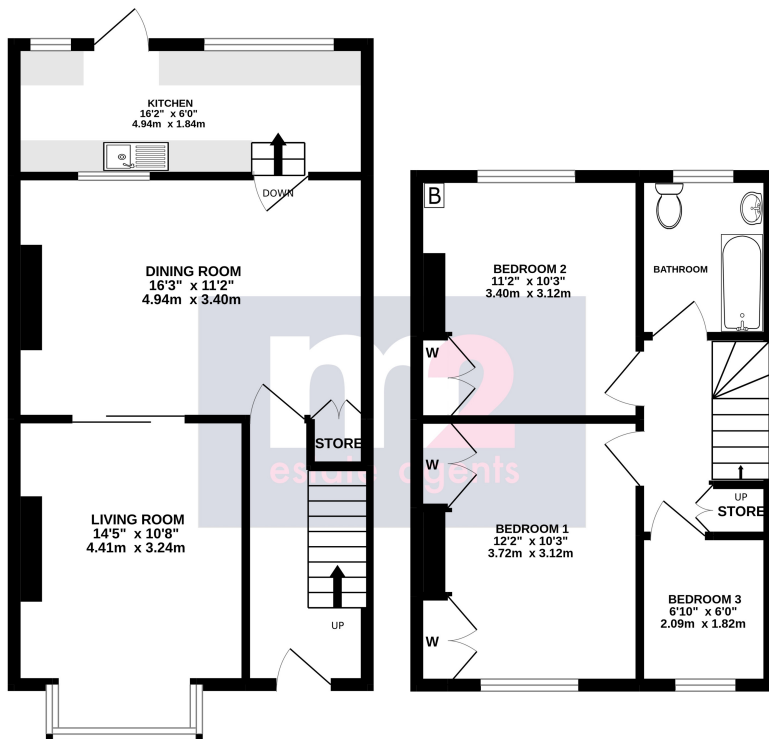
Services:

Council Tax Band:



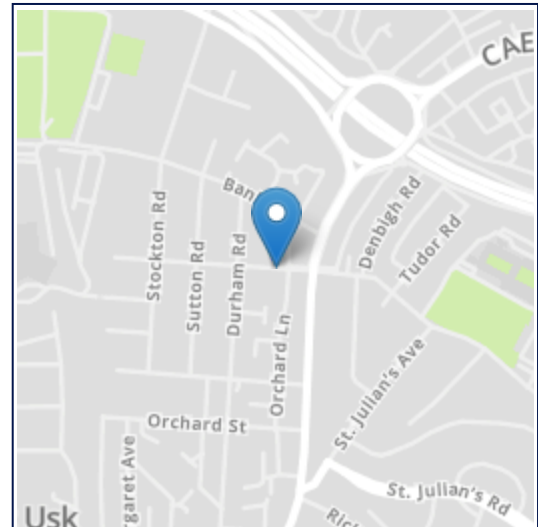
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 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		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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