



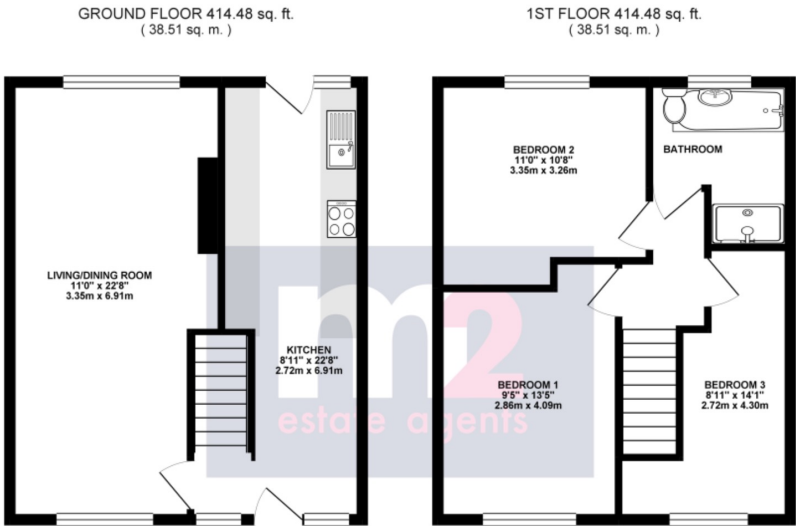
**11 Playford Crescent, Newport. NP19 9HY**  
**£175,000**  
**Tenure Freehold**

- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- WELL PRESENTED MID TERRACE HOUSE
- 3 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING / DINING ROOM
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- CONVENIENT LOCATION CLOSE TO JUNCTION 24 OF THE M4
- NO CHAIN

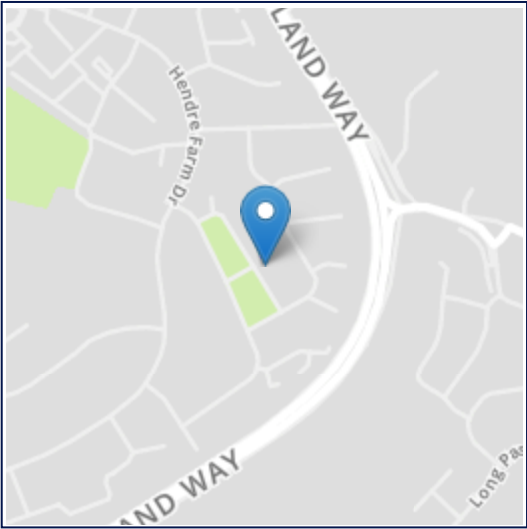
**\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS! NO CHAIN! MID TERRACE HOUSE WITH 3 BEDROOMS, KITCHEN/BREAKFAST ROOM, LIVING/DINING ROOM, FIRST FLOOR BATHROOM, LARGE DRIVEWAY WITH EASY ACCESS TO JUNCTION 24 OF THE M4\***

Situated on the popular East Side of Newport is this 3 Bedroom mid terrace house. Located close to all local amenities, popular schools, bus routes, shopping at Newport Retail Park and The Celtic Manor whilst also having the easiest of access to junction 24 of the M4. perfect for first time buyers or investors the property boasts living accommodation briefly comprising to the Ground Floor: Kitchen/Breakfast Room and spacious Living/Dining Room. On the First Floor, 3 Bedrooms and Family Bathroom with separate shower cubicle. Outside to the front, a large driveway providing off road parking. To the rear, an enclosed garden with patio & grass area.

The property further benefits from having a gas combi boiler, UPVC Double Glazing throughout and no onward chain.  
Council Tax Band B  
Services:  
Council Tax Band:



TOTAL FLOOR AREA : 828.96 sq. ft. ( 77.01 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.  
Made with floorplan 620223



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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