



20 Llewellyn Street, Newport. NP19 8JZ
£120,000
Tenure Freehold

- **IN NEED OF RENOVATION THROUGHOUT**
- **EXTENDED MID TERRACE HOUSE**
- **3 BEDROOMS**
- **LIVING ROOM**
- **SITTING / DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **NO CHAIN**
- **CONVENIENT EAST SIDE LOCATION**

IN NEED OF RENOVATION THROUGHOUT!! 3 BEDROOM, MID TERRACE HOUSE WITH LIVING ROOM, SITTING/DINING ROOM, KITCHEN, UTILITY ROOM, GROUND FLOOR BATHROOM WITH NO ONWARD CHAIN* GUIDE PRICE £120,000 - £130,000

Situated on the East side of Newport is this three bedroom mid terrace house. Located within walking distance to all local amenities, popular primary & secondary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick access to junctions 24 & 28 of the M4.

Although in need of updating throughout the property offers spacious accommodation briefly comprises, to the ground floor: Entrance Hallway, Living Room, Sitting/Family Room, Kitchen, Utility Room & Bathroom. On the First Floor: Three Bedrooms. Outside, to the front is on street parking. To the rear is an good size garden with patio, artificial grass all enclosed with fencing.

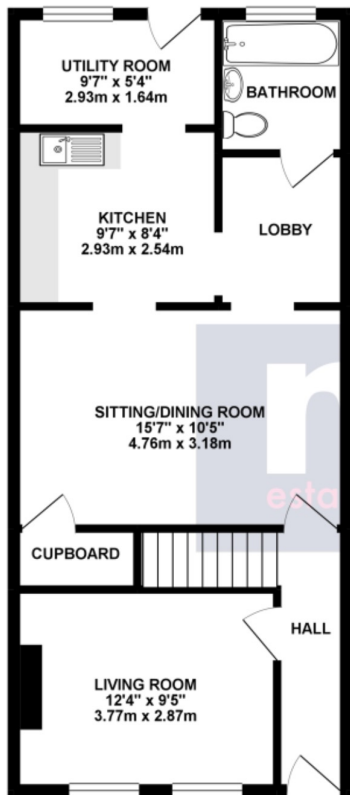
The property further benefits from having a gas combi boiler, upvc double glazing throughout and is being sold with onward chain.

Services:

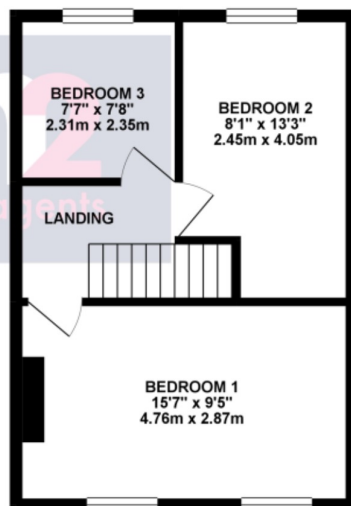
Council Tax Band:



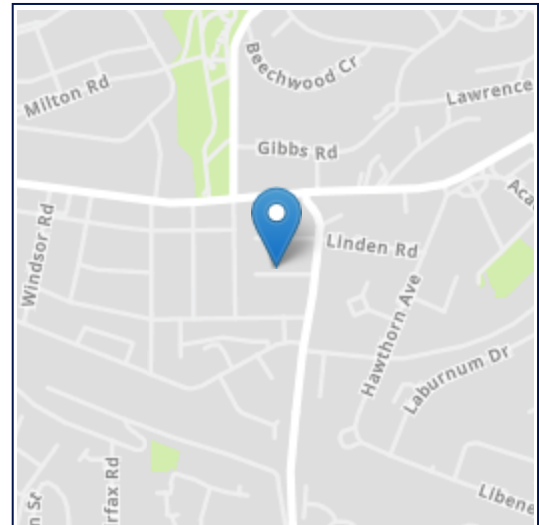
GROUND FLOOR 568.49 sq. ft.
(52.81 sq. m.)



1ST FLOOR 354.46 sq. ft.
(32.93 sq. m.)



TOTAL FLOOR AREA : 922.94 sq. ft. (85.74 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 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)	B	
(69-80)	C	84
(55-68)	D	69
(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.

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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (20 Llewellyn Street, Newport, NP19 8JZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____