



**55 Conway Road, Newport. NP19 8NW**  
**£170,000**  
**Tenure Freehold**

- **EXTENDED END OF TERRACE**
- **UPDATING/REFITTING REQUIRED**
- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**
- **22' LOUNGE**
- **DINING ROOM AND 13' X 12' KITCHEN**
- **ENCLOSED REAR YARD**
- **POPULAR AREA**
- **NO UPPER CHAIN**

Spacious, extended 3 bed end of terrace on the junction with Carisbrooke Road close to Beechwood Park and shops/amenities. In need of some TLC the property is offered with no upper chain. On the ground floor are an entrance hall, a 22`9 lounge, a separate dining room open to the spacious kitchen having double doors into a rear high walled yard and side access into the garage. On the first floor are the 3 bedrooms and the bathroom. Gas central heating is via a combi boiler.

The larger than average garage is reached via a single roller shutter door and measures 18`6 x 16`3.

Early viewing recommended. EPC D. Council tax band C.

Services:

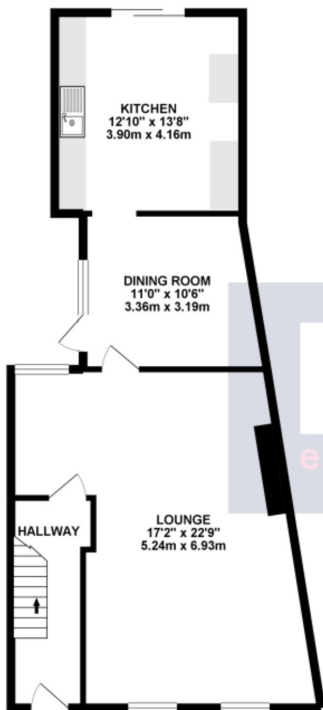
All mains connected

Council Tax Band:

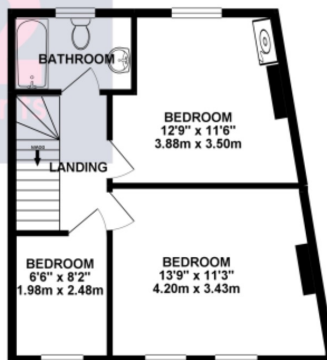
Tax Band C. Newport CC.



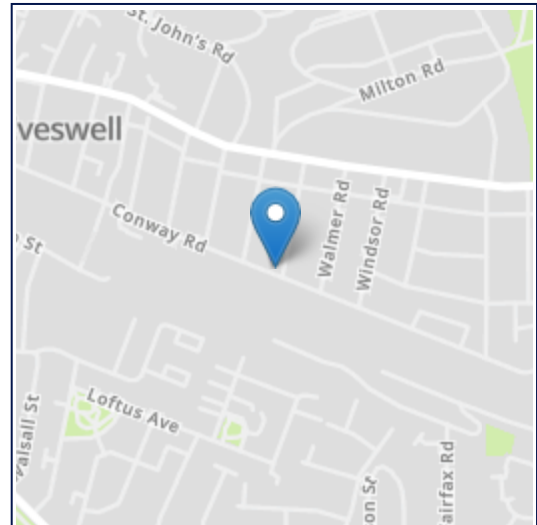
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other parts are approximate and no responsibility is taken for any error or omission of measurement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given as to their operation or efficiency upon the date.



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>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>56</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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 ( 55 Conway Road, Newport, NP19 8NW ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_