



**4 Durham Road, Newport. NP19 7DU**  
**£190,000**  
**Tenure Freehold**

- **PERFECT FOR FIRST TIME BUYERS**
- **EXTENDED MID TERRACE HOUSE**
- **3 DOUBLE BEDROOMS**
- **KITCHEN / DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **LIVING ROOM**
- **EASILY MAINTAINED ENCLOSED REAR GARDEN**
- **GAS COMBI & UPVC DOUBLE GLAZING**

**\*PERFECT FOR FIRST TIME BUYERS!! EXTENDED, MODERNISED, 3 DOUBLE BEDROOM HOUSE IN POPULAR LOCATION WITH KITCHEN/DINING ROOM, LIVING ROOM, LARGE GROUND FLOOR BATHROOM, EASY TO MAINTAIN REAR GARDEN WITH THE EASIEST OF ACCESS TO JUNCTION 25 OF THE M4\***

Well maintained and presented throughout the property is located off Caerleon Road within walking distance to all local amenities, shops, popular schools, Newport City Centre and with the easiest of access to junction 25 of the M4 making it perfect for commuting.

The property offers good family accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor, a good size lounge benefits from a bay window to the front. The separate dining room opens to a modern kitchen having built in oven & hob. The refitted bathroom leads from the entrance hall, having bath and separate shower cubicle. To the first floor: A split level landing leads to 3 double bedrooms. Outside: To the front: An enclosed forecourt. To the rear: An easily maintained garden partially paved and decked enclosed by fencing.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and viewing is highly advised by the agents.

Services:

Council Tax Band:

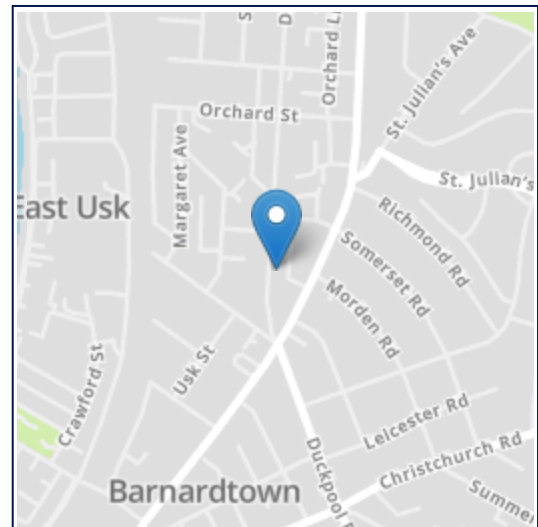


GROUND FLOOR 597.85 sq. ft.  
(55.54 sq. m.)

1ST FLOOR 461.74 sq. ft.  
(42.90 sq. m.)



TOTAL FLOOR AREA : 1059.59 sq. ft. (98.44 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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>67</b>
(39-54)	<b>E</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 ( 4 Durham Road, Newport, NP19 7DU ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_