



31 Rugby Road, Newport. NP19 OBS
£200,000
Tenure Freehold

- **LARGE DOUBLE BAY END OF TERRACE**
- **POPULAR LEVEL LOCATION**
- **THREE DOUBLE BEDROOMS**
- **THREE LARGE RECEPTION ROOMS**
- **KITCHEN AND UTILITY ROOM**
- **SHOWER ROOM UPSTAIRS WITH SEPARATE W.C.**
- **CLOAKROOM DOWNSTAIRS**
- **CORNER PLOT WITH GARAGE**
- **UPDATING AND REFITTING REQUIRED**
- **BIG FAMILY HOME**

Having a level corner plot on the Rugby Road/Llanwern Street junction is this large family home being sold for the first time in over 40 years. The property has gas central heating via a combi boiler and is double glazed although some refitting and redecoration is expected.

On the ground floor is an entrance hall, a lounge with bay window, a middle reception room, a dining/family room with bay window, a kitchen, a generous utility and a w.c.

On the first floor are three large double bedrooms, a shower room and a w.c.

Outside there is a small walled corner plot with a garage via side gate.

Close to Rugby Road park the home is most convenient for all amenities and Maindee Primary School is a short walk.

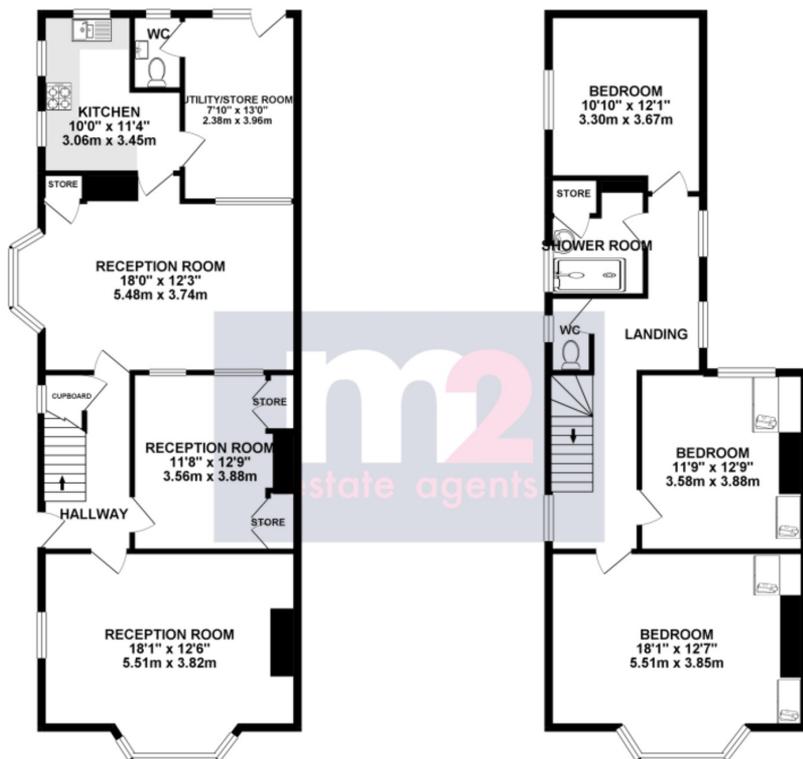
Freehold. Council Tax Band tbc. EPC ordered.



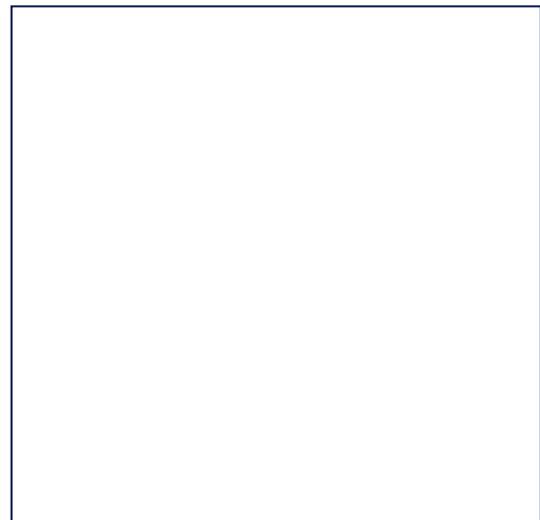
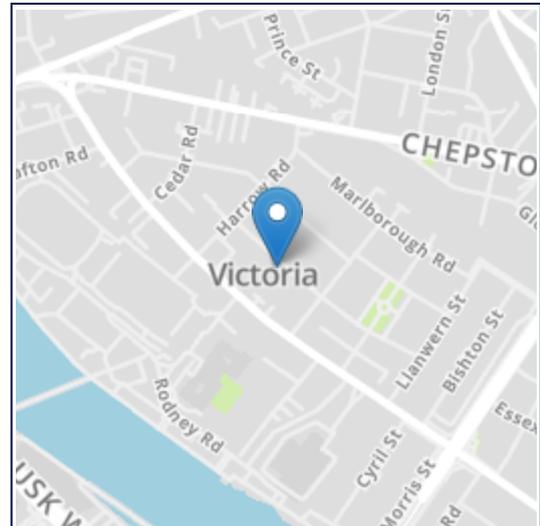
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GROUND FLOOR 945.00 sq. ft.
(87.79 sq. m.)

1ST FLOOR 750.71 sq. ft.
(69.74 sq. m.)



TOTAL FLOOR AREA : 1695.72 sq. ft. (157.54 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operability or efficiency can be given.
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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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I/We acknowledge that I/we have read and understand your terms letter and that these property (31 Rugby Road, Newport, NP19 0BS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____