



64 Fair Oak Avenue, Newport. NP19 8FW
£250,000
Tenure Freehold

- **SPACIOUS MID TERRACE HOUSE**
- **RENOVATED THROUGHOUT**
- **4 BEDROOMS**
- **REFITTED KITCHEN**
- **REFITTED BATHROOM**
- **UTILITY ROOM & W/C**
- **LIVING ROOM & DINING ROOM**
- **NO CHAIN**

NO CHAIN!! RENOVATED, 4 BEDROOM HOUSE WITH REFITTED KITCHEN, UTILITY ROOM, W/C, LIVING ROOM, DINING ROOM, REFITTED BATHROOM, EASY TO MAINTAIN REAR GARDEN & EXCELLENT TRANSPORT LINKS

Situated in the Maindee area of Newport is this renovated, four bedroom mid terrace house offering deceptively spacious family accommodation in this convenient location within walking distance to all local amenities, shops, bus routes, Newport City Centre whilst also having the easiest of access to junctions 24 & 25 of the M4.

Renovated throughout the property boasts spacious living accommodation briefly comprising, to the ground floor: entrance hall, living room, dining room, refitted kitchen, utility room and w/c. On the first floor: four bedrooms and a refitted bathroom. Outside to the front, is on street parking and to the rear, is an easily maintained garden with patio area fully enclosed with fencing.

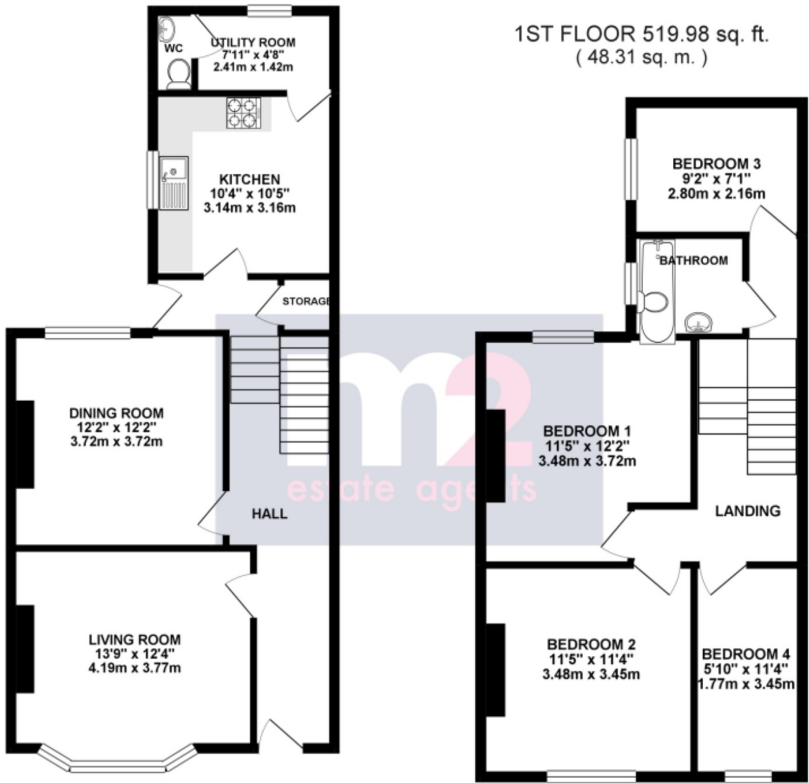
The property further benefits from having a gas combi boiler, upvc double glazing and is being sold with no onward chain.

Services:
Council Tax Band:
C

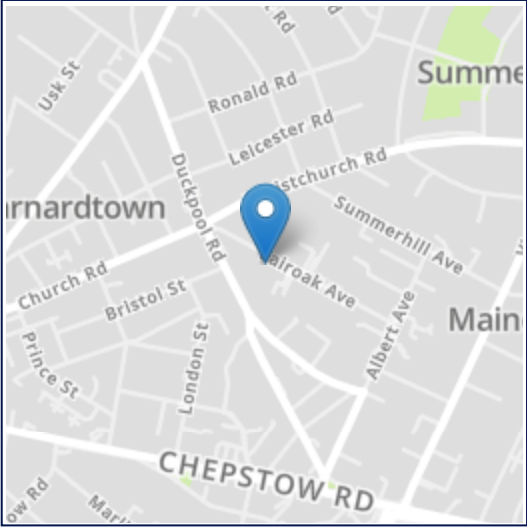


GROUND FLOOR 626.70 sq. ft.
(58.22 sq. m.)

1ST FLOOR 519.98 sq. ft.
(48.31 sq. m.)



TOTAL FLOOR AREA : 1146.69 sq. ft. (106.53 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.
Made with Metaplan 8/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (64 Fair Oak Avenue, Newport, NP19 8FW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____