



23 St Woolos Road, Newport. NP20 4GN
£205,000
Tenure Freehold

- NO CHAIN
- GUIDE PRICE - £205,000 - £215,000
- SPACIOUS FULLY LICENSED H.M.O PROPERTY
- POTENTIAL GROSS RETURN OF 11%
- 4 BEDROOMS
- LOUNGE & KITCHEN DINER
- DOUBLE DRIVEWAY
- FANTASTIC MOTORWAY ACCESS - IDEAL FOR COMMUTING TO BRISTOL & CARDIFF
- CONVENIENT CITY CENTRE LOCATION CLOSE TO NEWPORT RAILWAY STATION AND BUS STATION

69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

Situated in a convenient central location is this deceptively spacious, fully licensed H.M.O property with 4 double bedrooms.

Located within walking distance to Newport City Centre with its variety of shops, restaurants, pubs, leisure facilities & central railway station.

Offering spacious living accommodation briefly comprising to the ground floor: Entrance Hallway, Lounge, Sitting Room/Bedroom and Kitchen Diner.

On the first floor: a spacious Landing, 3 Double Bedrooms and 2 separate Bathrooms.

Outside, to the front is permit parking and to the rear is an easily maintained garden with gated side access leading to a double driveway.

This fantastic investment property was first registered as an H.M.O in 2009 and the licence was renewed in 2019.

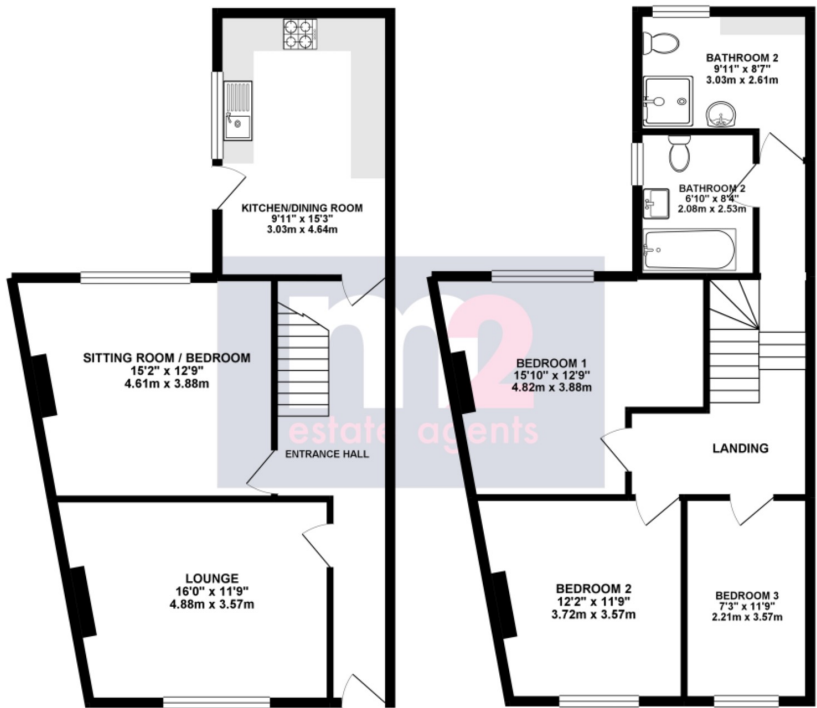
The property further benefits from having UPVC double glazing, new carpets & gas central heating. The property is also being sold with no onward chain.

Services:
Council Tax Band:
C

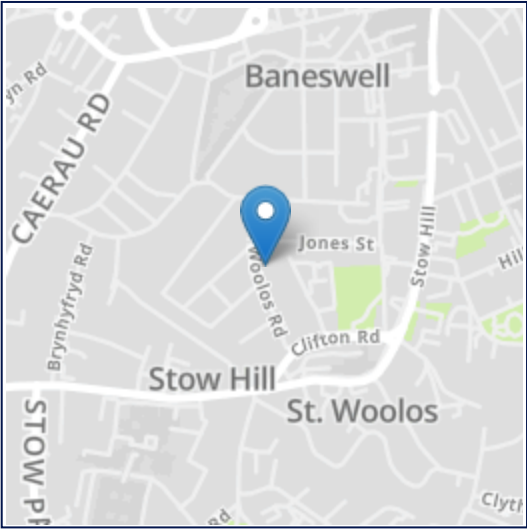


GROUND FLOOR 629.33 sq. ft.
(58.47 sq. m.)

1ST FLOOR 629.24 sq. ft.
(58.46 sq. m.)



TOTAL FLOOR AREA : 1258.57 sq. ft. (116.92 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. The 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 is given to their operability or efficiency can be given.
Made with Metrepro 602022



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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.

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.