



7 Gordon Street, Newport. NP19 0EF
£135,000
Tenure Freehold

- **SPACIOUS MID TERRACE HOUSE**
- **PERFECT FOR FIRST TIME BUYERS**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LIVING / DINING ROOM**
- **MODERN KITCHEN**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**

PERFECT FOR FIRST TIME BUYERS! NO CHAIN! 2 DOUBLE BEDROOM, HOUSE IN CONVENIENT EAST SIDE LOCATION WITH MODERN KITCHEN, SPACIOUS LIVING/DINING ROOM, FIRST FLOOR BATHROOM, ENCLOSED REAR GARDEN WITH EASY ACCESS TO JUNCTION 24 OF THE M4

Situated in a popular and convenient location just off Wharf Road is this spacious two bedroom house. Located close to all local amenities, Primary Schools, shops, bus routes and junctions 24 of the M4 making it perfect for commuting.

Perfect for first time buyers the property boast spacious living accommodation briefly comprising, to the Ground Floor: Entrance Hallway leading through into the open-plan Living/Dining Room. A doorway leads through into the Kitchen that is located at the rear of the property with window overlooking the rear garden. To the First Floor: Two double bedrooms and the large family Bathroom. Outside: The rear garden provides a good size enclosed area with patio and grass area.

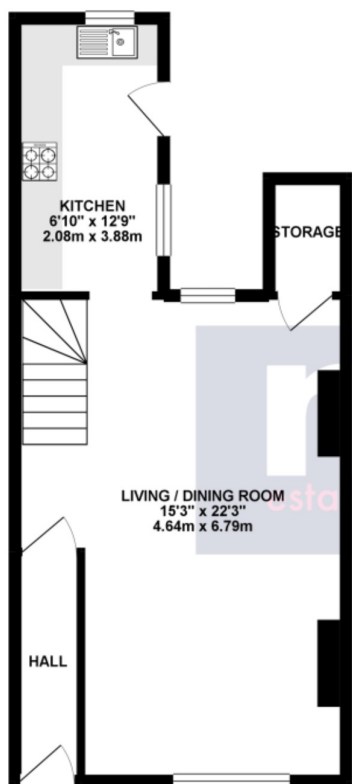
The property further benefits from having a gas combi boiler, UPVC double glazing and is being offered for sale with no onward chain.

Services:

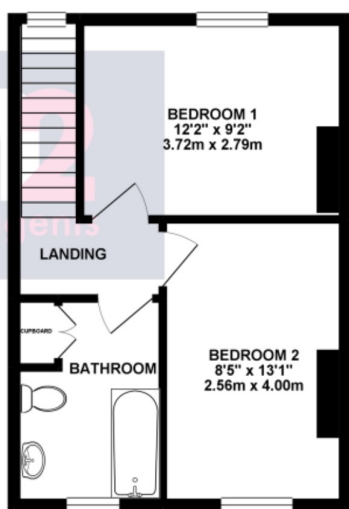
Council Tax Band:



GROUND FLOOR 444.97 sq. ft.
(41.34 sq. m.)

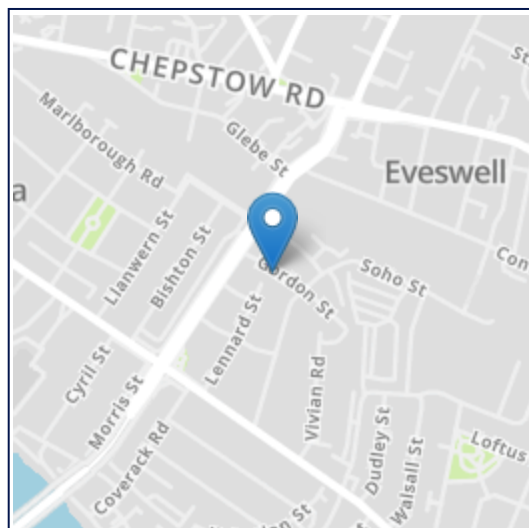


1ST FLOOR 339.07 sq. ft.
(31.50 sq. m.)



TOTAL FLOOR AREA: 784.04 sq. ft. (72.84 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	65
(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.