



**58 Walford Street, Newport. NP20 5PG**  
**170,000 - 180,000**  
**Tenure Freehold**

- PERFECT FOR FIRST TIME BUYERS
- STYLISH MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- L SHAPED KITCHEN/DINING ROOM
- LIVING ROOM
- FIRST FLOOR BATHROOM
- GOOD SIZE REAR GARDEN
- NO CHAIN
- CLOSE TO JUNCTION 26 OF THE M4
- GUIDE PRICE £170,000 - £180,000



**\*NO CHAIN!! PERFECT FOR FIRST TIME BUYERS! STYLISH, 2 DOUBLE BEDROOM MID TERRACE HOUSE WITH L SHAPED KITCHEN/DINING ROOM, LIVING ROOM, FIRST FLOOR BATHROOM, GOOD SIZE REAR GARDEN WITH EASY ACCESS TO JUNCTION 26 OF THE M4\* GUIDE PRICE £170,000 - £180,000**

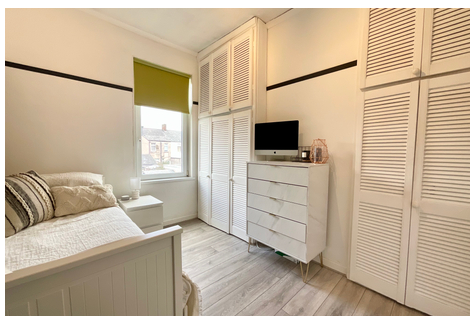
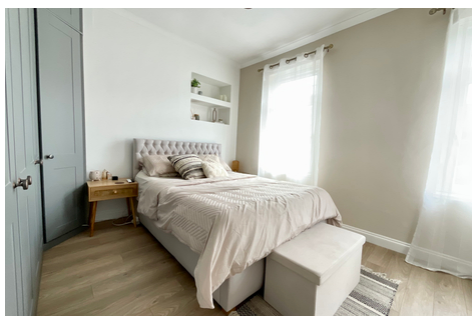
Situated just off Malpas Road in a convenient level location is this stylish, 2 double bedroom mid terraced house, close to all local amenities, popular Primary & Secondary Schools, Shops and Bus routes whilst also having the easiest of access to junction 26 of the M4 making it perfect for commuting.

Offering perfect accommodation for first time buyers briefly comprising to the Ground Room: Living Room with attractive turned staircase with door to the modern L shaped Kitchen/Dining Room. On the First Floor: Two Double Bedrooms and a bathroom. Outside: To the Front is a small forecourt and to the Rear is an enclosed garden with patio and decking area, lawn & further decking area with a gate giving rear access to a lane.

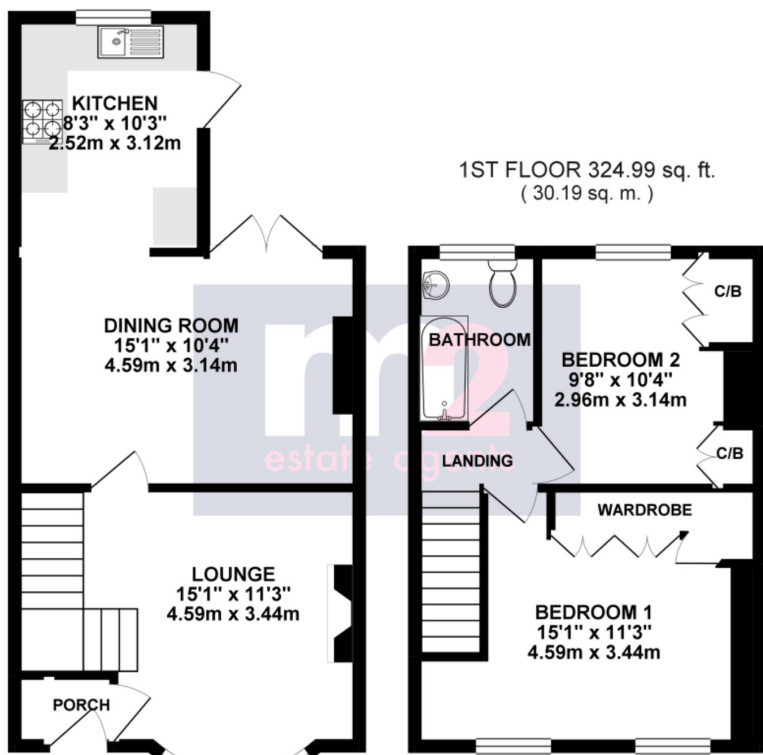
The property further benefits from having a gas combi boiler, upvc double glazing throughout and is being sold with **NO ONWARD CHAIN**.

Services:

Council Tax Band:

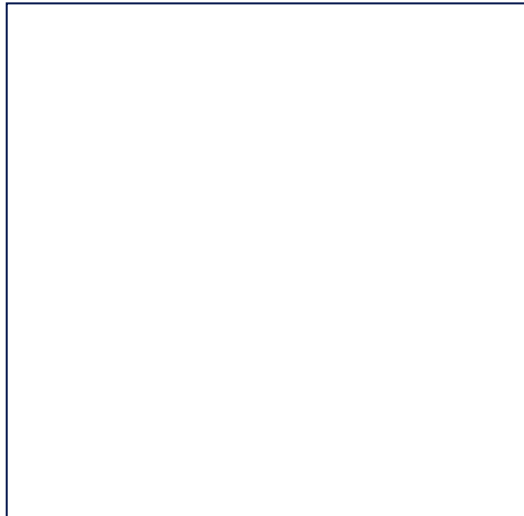
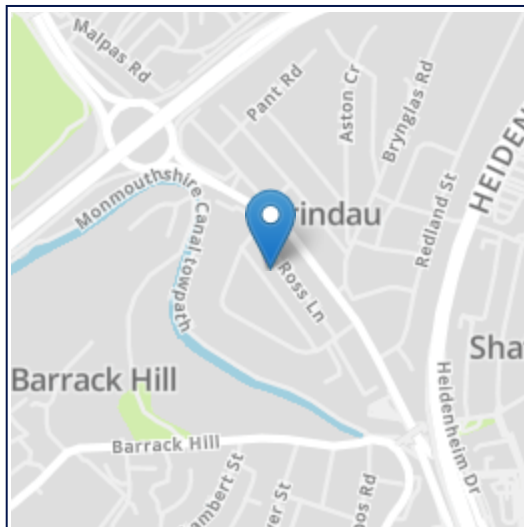


GROUND FLOOR 417.20 sq. ft.  
( 38.76 sq. m. )



TOTAL FLOOR AREA : 742.19 sq. ft. ( 68.95 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 in such to 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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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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