



71 Durham Road, Newport. NP19 7DS
£155,000
Tenure Freehold

- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- WELL PRESENTED MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM
- UTILITY ROOM
- FIRST FLOOR BATHROOM
- GOOD SIZE REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN

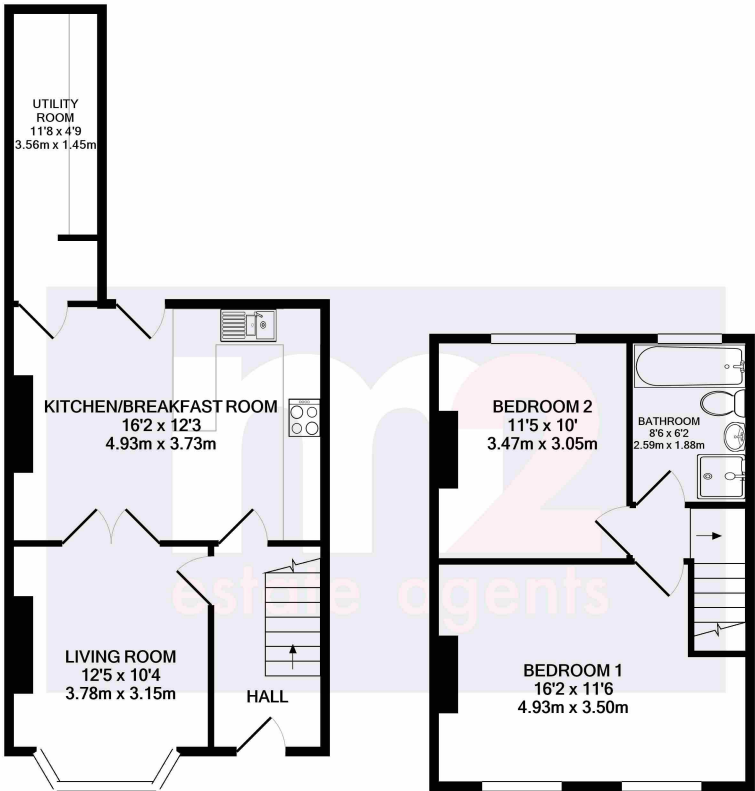
69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk

Situated just off Caerleon Road is this well presented, two double bedroom, mid terrace house. Within walking distance to all local amenities, shops, sought after Primary & Secondary schools, bus routes and with easy access to junction 25 of the M4 making it perfect for commuting.

Perfect for first time buyers or investors with accommodation briefly comprising, to the Ground Floor: An Entrance Hall, Living Room, Kitchen/Dining Room & Utility room. To the First Floor: 2 Double Bedrooms & Bathroom with separate shower cubicle. Outside, to the front is a small gated forecourt and to the rear is a good size level garden with patio area and decorative stones, double gates at the end of the garden could provide off road parking.

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

Services:
Council Tax Band:

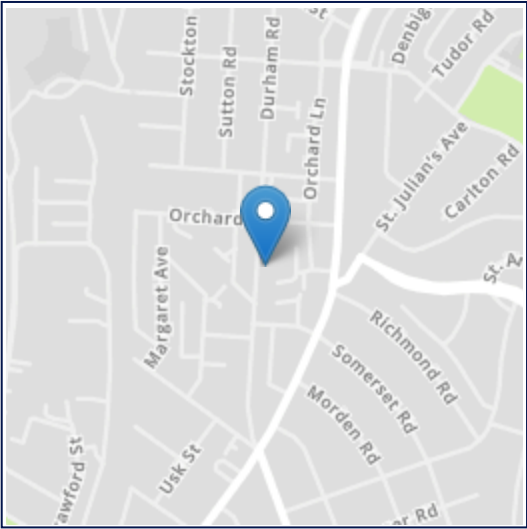


GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	
(55 to 68)	D	77
(39 to 54)	E	58
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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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