



47 Balmoral Road, Newport. NP19 8LF
£190,000
Tenure Freehold

- £190,000 - £200,000 GUIDE PRICE
- RECENTLY UPDATED MID TERRACE PROPERTY
- IDEAL FIRST TIME BUYER PROPERTY
- SITUATED CLOSE TO CHEPSTOW RD & J24 M4
- LOUNGE WITH BAY WINDOW
- DINING/SITTING ROOM
- REFITTED KITCHEN
- 3 BEDROOMS
- MODERN BATHROOM
- ENCLOSED REAR GARDEN

£190,000 - £200,000 GUIDE PRICE A RECENTLY RENOVATED AND WELL PRESENTED BAY FRONTED MID TERRACE PROPERTY SITUATED IN A CONVENIENT LOCATION A SHORT DISTANCE FROM CHEPSTOW ROAD AND JUNCTION 24 M4. THE PROPERTY OFFERS IDEAL ACCOMMODATION FOR A FIRST TIME BUYER.*

The accommodation comprises: To the ground floor: an entrance hall with stairs to the first floor, storage cupboard beneath. A lounge with bay window leads via double doors to a full width sitting/dining room.

The modern, recently fitted kitchen benefits from a built in oven, hob and extractor.

To the first floor: a landing provides access to 3 bedrooms and a contemporary bathroom with shower over the bath.

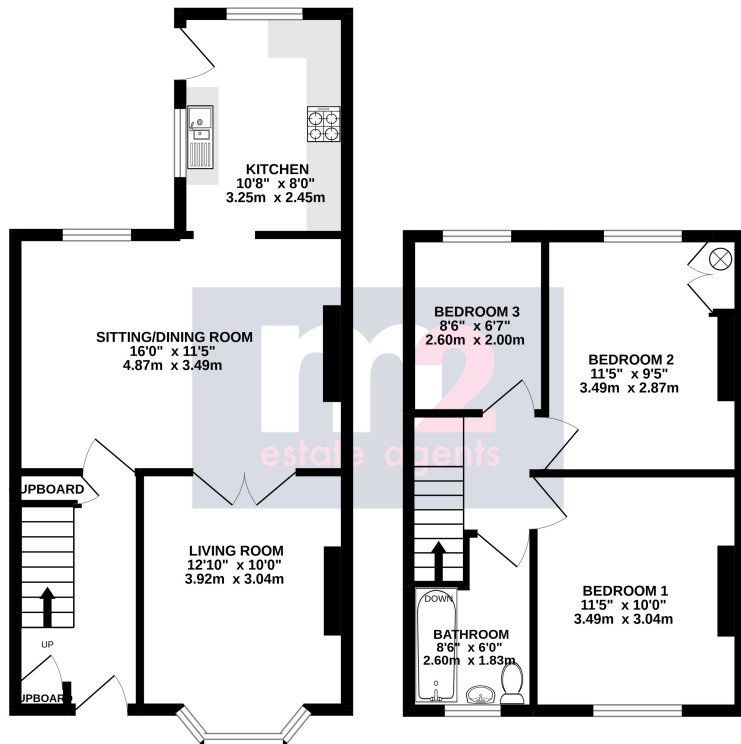
Outside: to the front: an enclosed forecourt. To the rear: a seating area leads to a level garden part laid to lawn, enclosed by walling and hedging. A pathway leads to a former garage providing storage and rear lane.

Services:
Council Tax Band:



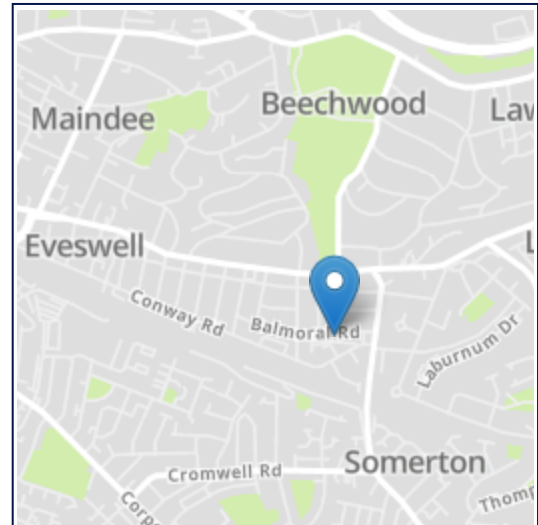
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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 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. Made with Metropix 02022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(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 (47 Balmoral Road, Newport, NP19 8LF) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____