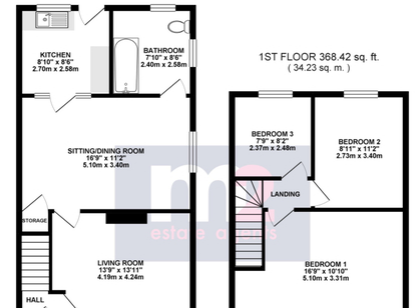




GROUND FLOOR 531.69 sq. ft.
(49.40 sq. m.)



254 Conway Road, Newport. NP19 8JU
£175,000
Tenure Freehold

- IN NEED OF RENOVATION THROUGHOUT
- EXTENDED SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING ROOM & DINING ROOM
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY
- CONVENIENT & POPULAR EAST SIDE LOCATION

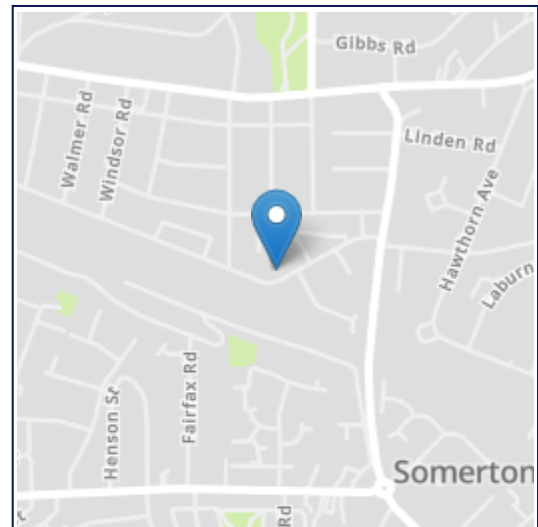
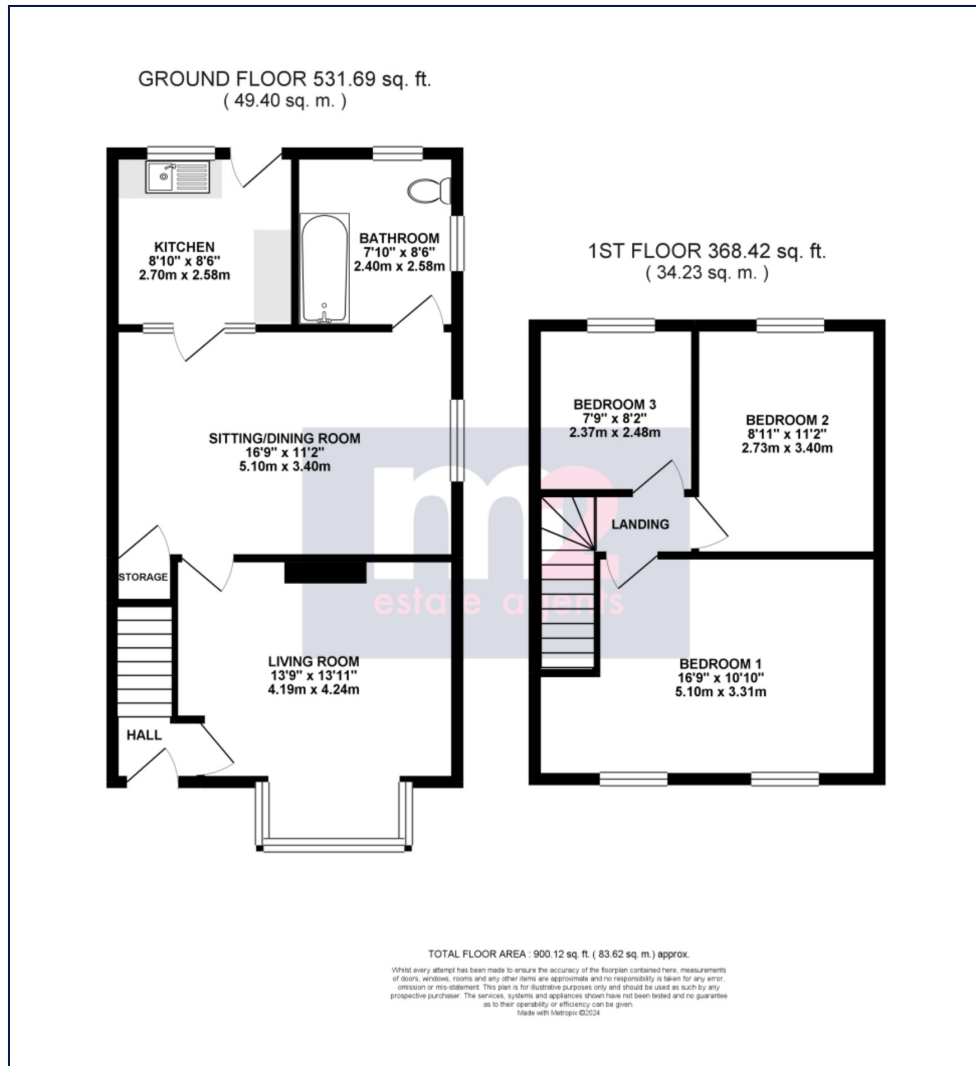
IN NEED OF RENOVATION THROUGHOUT!! EXTENDED, 3 BEDROOMS, SEMI DETACHED HOUSE WITH LIVING ROOM, DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM & GOOD SIZE REAR GARDEN

Situated in a popular & convenient location of Newport is this extended, three bedroom semi detached house. The property is located within walking distance to all local amenities, popular primary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4. Although in need of extensive renovation the property offers living accommodation briefly comprising, to the ground floor: Entrance Hall, Living Room, Sitting/Dining Room, Kitchen & Bathroom. On the first floor: Three Bedrooms. Outside: To the front, is a driveway with gated side access. To the rear is a good size, enclosed garden with patio area, lawn, greenhouse and mature trees.

The property is also being sold with no onward chain.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(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.