

**38 Rodney Road, Newport. NP19 0AP**  
**£150,000**  
**Tenure Freehold**

- MID TERRACE HOUSE
- 2 BEDROOMS
- LIVING ROOM
- DINING ROOM
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO NEWPORT CITY CENTRE
- GAS COMBI BOILER

**\*PERFECT FOR FIRST TIME BUYERS!! 2 BEDROOMS, TERRACED HOUSE WITH LIVING ROOM, DINING ROOM, KITCHEN, FIRST FLOOR BATHROOM, ENCLOSED REAR GARDEN WITHIN WALKING DISTANCE TO NEWPORT CITY CENTRE\***

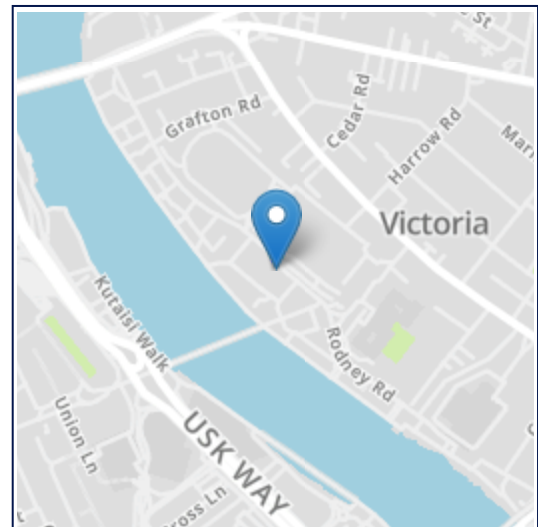
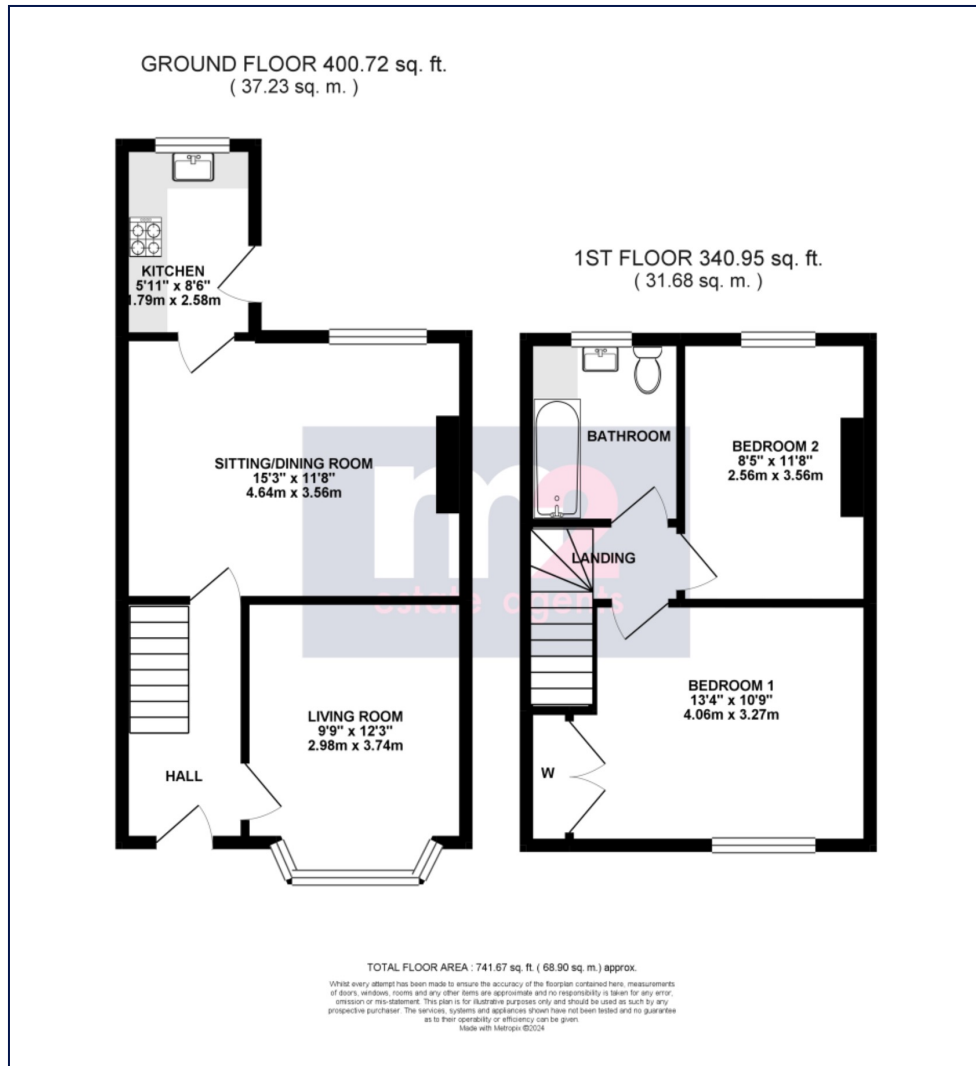
Located on the banks of the River Usk within walking distance to Newport City Centre with its variety of Shops, Restaurants, Bars, Leisure Facilities and Newport Railway Station is two bedroom mid terrace house which is perfect for First Time Buyers or Investors.

In brief the accommodation briefly comprising, to the ground floor: Entrance Hallway, Living Room, Sitting/Dining Room and Kitchen. On the first floor: Two Bedrooms and Bathroom. Outside, to the front is an enclosed forecourt and to the rear is an easily maintained patio area with storage sheds.

The property further benefits from having partial double glazing, a gas combi boiler with no onward chain although the current tenants will be moving out in November at the latest.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	<b>69</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.