

59 East Dock Road, Newport. NP20 2JA
£220,000
Tenure Freehold

- MODERN MID TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYERS
- 2 DOUBLE BEDROOMS
- LIVING/DINING ROOM
- MODERN KITCHEN
- GROUND FLOOR W/C & FIRST FLOOR BATHROOM
- ALLOCATED PARKING
- NO CHAIN

NO CHAIN! PERFECT FOR FIRST TIME BUYERS! MODERN, 2 DOUBLE BEDROOM TERRACE HOUSE WITH LIVING/DINING ROOM, KITCHEN, GROUND FLOOR W/C, FIRST FLOOR BATHROOM, ALLOCATED PARKING & WALKING DISTANCE TO NEWPORT CITY CENTRE

A modern, well presented, two double bedroom, mid terrace house located within easy access of Newport City Centre and the Southern Distributor Road which links to junctions 24 & 28 of the M4. Offering ideal accommodation for a first time buyer or investor. The well planned accommodation is described as follows: To the ground floor: An entrance hall with stairs to first floor and spacious W/C. A well appointed kitchen benefits from a built in oven, hob, concealed gas boiler and plumbing for washing machine and dishwasher. The spacious living/dining room opens to the rear garden via French doors. To the first floor: Two double bedrooms and a modern family bathroom benefitting from shower over the bath. Outside: A forecourt to the front with steps up to the front door. To the rear, an easily maintained garden with patio, lawn and path to the rear gate giving access to the allocated parking area. The property benefits from a gas combi, Upvc double glazing, a number of years left on the LABC certificate and is offered for sale with no onward chain.

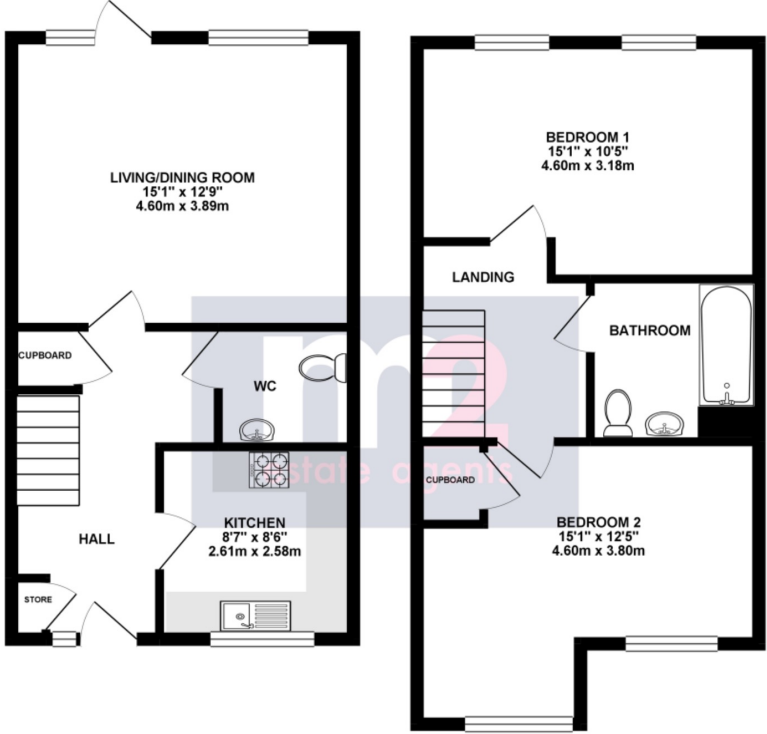
Services:

Council Tax Band:



GROUND FLOOR 400.26 sq. ft.
(37.19 sq. m.)

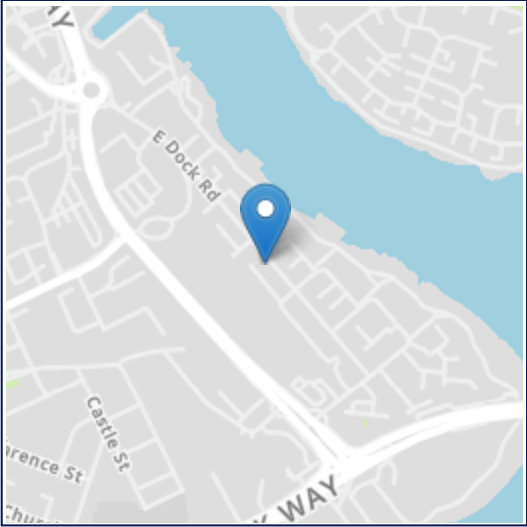
1ST FLOOR 425.87 sq. ft.
(39.57 sq. m.)



TOTAL FLOOR AREA : 826.14 sq. ft. (76.75 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(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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