

19b Canon Street, Newport. NP19 7FE
£139,950
Tenure Freehold

- **SOLD AS SEEN**
- **IN NEED OF UPDATING**
- **DECEPTIVELY SPACIOUS END TERRACE HOUSE**
- **3 BEDROOMS**
- **EN-SUITE SHOWER ROOM & FAMILY BATHROOM**
- **KITCHEN / DINING ROOM**
- **GROUND FLOOR W/C**
- **GOOD SIZE REAR GARDEN**
- **NO CHAIN**

IN NEED OF UPDATING! SOLD AS SEEN! DECEPTIVELY SPACIOUS, 3 BEDROOM END TERRACE HOUSE WITH KITCHEN/DINING ROOM, LIVING ROOM, GROUND FLOOR W/C, EN-SUITE & FAMILY BATHROOM WITH NO ONWARD CHAIN

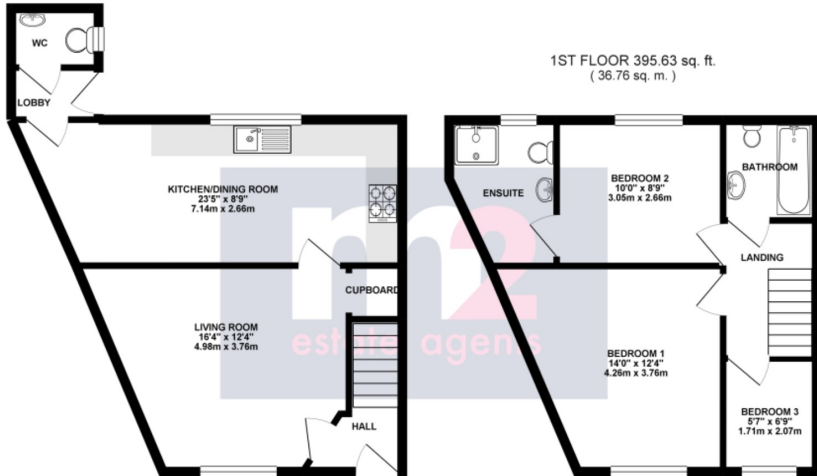
Services:

Council Tax Band:



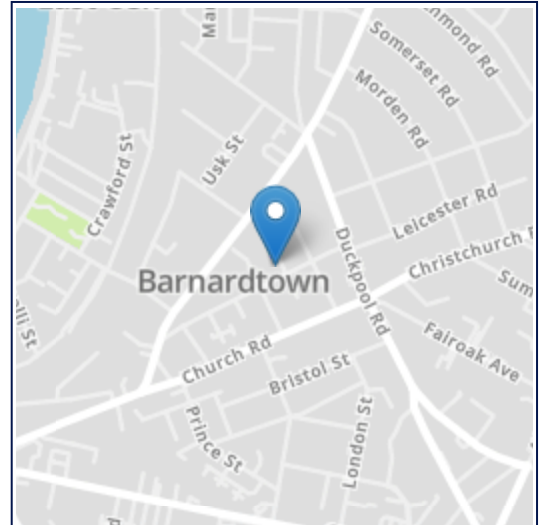
GROUND FLOOR 431.55 sq. ft.
(40.09 sq. m.)

1ST FLOOR 395.63 sq. ft.
(36.76 sq. m.)



TOTAL FLOOR AREA : 827.18 sq. ft. (76.85 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 G2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	67	
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.

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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (19b Canon Street, Newport, NP19 7FE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____