



71 Goodrich Crescent, Newport. NP20 5PE
£149,950
Tenure Freehold

- **IN NEED OF UPDATING**
- **BAY FRONTED MID TERRACE HOUSE**
- **3 BEDROOMS**
- **LIVING ROOM & DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **NEW ROOF**
- **CLOSE TO JUNCTION 26 OF THE M4**
- **PERFECT FOR FIRST TIME BUYERS**

IN NEED OF UPDATING! 3 BEDROOMS, MID-TERRACED HOUSE WITH LIVING ROOM, DINING ROOM, KITCHEN, FIRST FLOOR BATHROOM, LARGE REAR GARDEN, ON-STREET PARKING & FANTASTIC ACCESS TO JUNCTION 26 OF THE M4

Situated in a popular & convenient location just off Malpas Road, Newport is this mid-terraced family home, located close to all local amenities, popular schools, supermarkets, bus routes whilst also having the easiest of access to Junctions 26 of the M4.

Although in need of updating throughout, the property offers living accommodation briefly comprising, to the ground floor: entrance hall, living room, dining and kitchen. On the first floor: three bedroom and a bathroom. Outside, to the front is an gated forecourt with on street parking. To the rear, a patio area lead onto a mature garden with lawn and shrubs with storage shed.

The property further benefits from having a new roof, a recently installed gas combi boiler and is perfect for first time buyers.

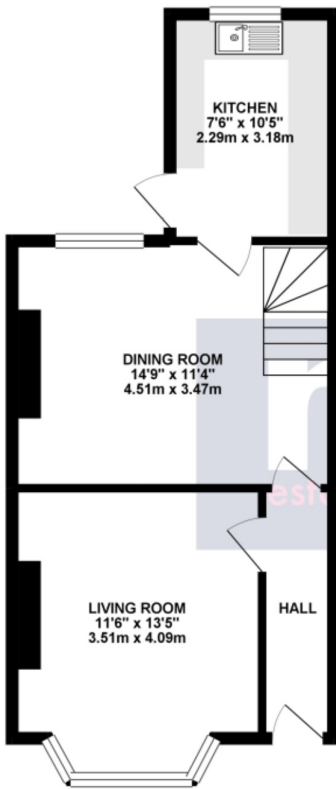
Services:

Council Tax Band:

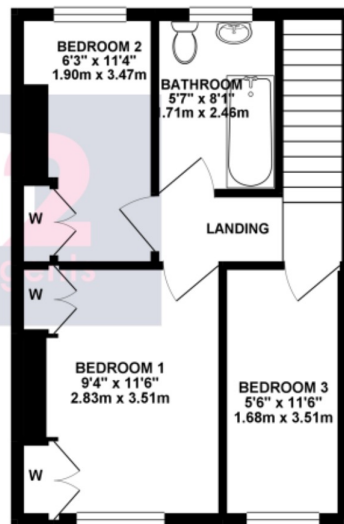
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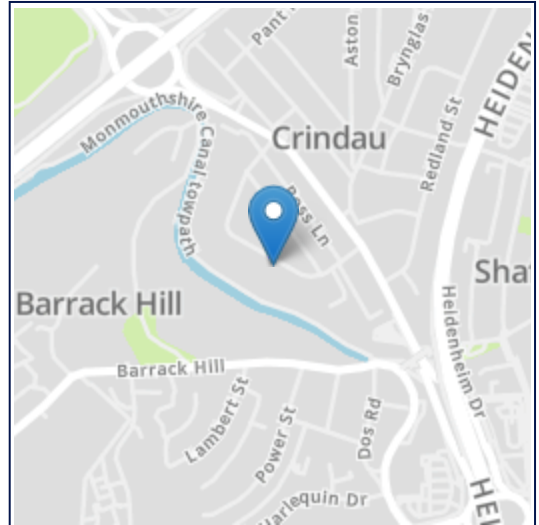
GROUND FLOOR 429.42 sq. ft.
(39.89 sq. m.)



1ST FLOOR 338.36 sq. ft.
(31.43 sq. m.)



TOTAL FLOOR AREA : 767.78 sq. ft. (71.33 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.
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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 (71 Goodrich Crescent, Newport, NP20 5PE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____