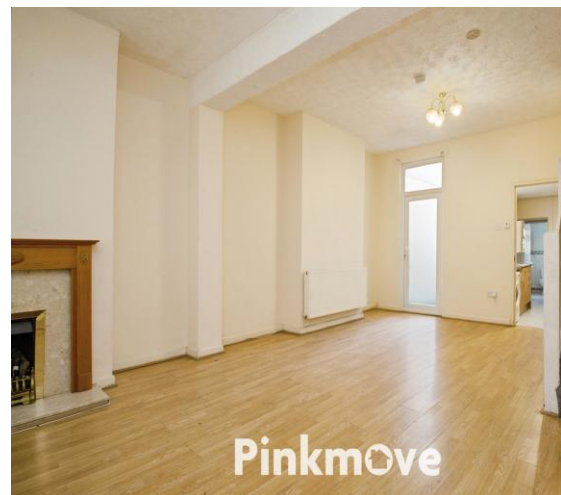




Rose Street

Offers in the region of £170,000

- No onward chain
- Ground floor bathroom
- Rear garden with potential
- Excellent transport links to the M4
- Ideal first-time buy or investment opportunity
- EPC Rating: D



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About the property

Offered for sale with no onward chain, this three-bedroom mid-terrace property is situated in a convenient location close to Newport City Centre and offers generous living accommodation with excellent potential for first-time buyers, families, or investors alike.

The property is entered via a porch leading into a spacious open-plan lounge/diner, providing plenty of room for both seating and dining furniture. To the rear, the fitted kitchen offers a good range of wall and base units along with space for appliances. Beyond the kitchen is an inner hallway giving access to the family bathroom.

To the first floor are three bedrooms, including a generous principal bedroom, a second double bedroom, and a well-proportioned third bedroom.

Outside, the front of the property benefits from on-street parking, while the rear garden provides a private outdoor space with plenty of scope for landscaping and improvement to suit individual tastes.

Conveniently located close to local amenities, schools, supermarkets, and transport links, with easy access to Newport City Centre and the M4 motorway, this property presents an excellent opportunity to create a comfortable family home or investment property.





Accommodation

Living Room

23' 11" x 13' 11" (7.29m x 4.24m)

Kitchen

12' 8" x 8' (3.86m x 2.44m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Bedroom 1

13' 11" x 11' 8" (4.24m x 3.56m)

Bedroom 2

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom 3

12' 4" x 8' (3.76m x 2.44m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 88.3 sq.m. (950 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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