



76 Meadow Road, Newport, TF10 7TH

Price £214,995

This three bedroom end terraced house has excellent parking and a spacious low maintenance garden. The generous accommodation includes a large lounge, kitchen diner and utility/conservatory area with access to the garden. This all compliments the three well proportioned bedrooms.

Hall

approached through a white UPVC front door with a part glazed side panel. There is a radiator and light.

Lounge

with laminate wooden flooring this spacious room has a window to the front elevation and doors to the conservatory area. There is a feature fireplace and with surround, central light and radiator.

Kitchen Dining Area



with a range of white matching units with laminated worksurfaces in the main kitchen area. A alcove then leads to a convenient area currently used for dining.

Utility/Conservatory



across the rear of the property this area offers flexible use for drying clothes or as a play area and there is a door leading to the rear of the house.

WC

with a toilet.

Stairs and Landing

leading from the hall and providing access to the bedrooms and bathroom.

Bedroom One



a larger than average bedroom with window to the front, storage cupboard, carpet, radiator and light.

Bedroom Two



a further double room with excellent storage, wooden floor, ceiling light and window to the front elevation.

Bedroom Three



a large single bedroom with a built in cupboard, wooden floor, radiator, ceiling light and window to the rear.

Bathroom



this room benefits from a separate shower cubicle in addition to the bath, toilet and sink.

Outside



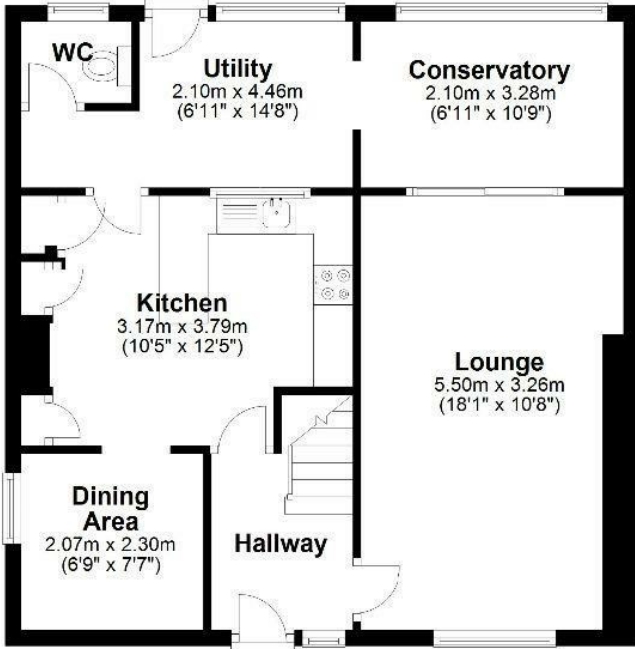
Front, the front of the property has the benefit of being low maintenance with a large stoned parking area.

Rear, this area is slabbed making it easy to maintain, the boundaries are fenced to provide privacy and there is access from a side gate.

Floor Plan

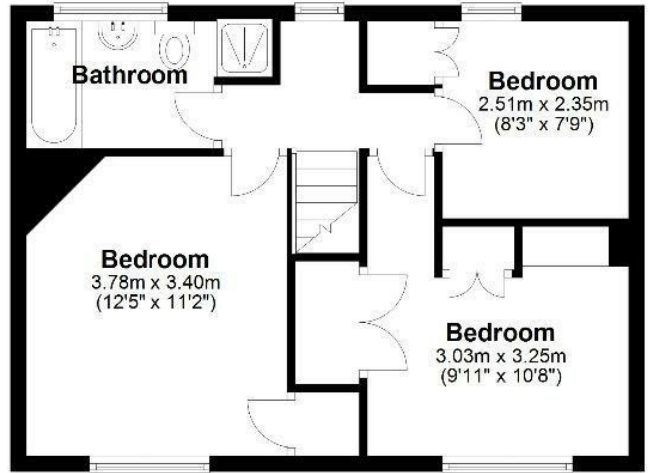
Ground Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 100.5 sq. metres (1081.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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