



Sage
& Co.
Property Agents

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Professional Independent Local Estate Agency



2 William Street, Crumlin, Newport, NP11 3DS

Guide Price £125,000

****RECENTLY REDUCED****

****GUIDE PRICE £130,000 TO £140,000****

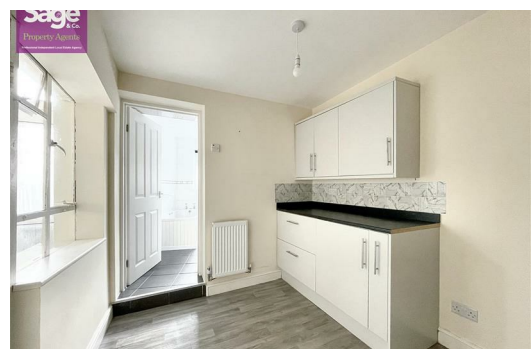
Sage and Co are pleased to offer FOR SALE this SPACIOUS MID TERRACE PROPERTY set in the village of Crumlin close to local amenities including Primary School and doctors surgery.

This property offers to the ground floor TWO SITTING ROOMS, KITCHEN/UTILITY and FAMILY BATHROOM while to the first floor are THREE BEDROOMS.

Further benefits include double glazing, gas central heating and level rear garden.
This property is being sold with NO ONWARD CHAIN and would ideally suit a FIRST TIME BUYER/INVESTOR.

COUNCIL TAX BAND: B

EPC RATING: E



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Spot lighting, door to:

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, doors to:

LIVING ROOM

9'6" x 9'2" (2.91 x 2.80)

Double glazed window to the front, central heating radiator.

DINING ROOM

9'7" x 10'5" (2.94 x 3.19)

Window to the rear, central heating radiator.

KITCHEN

7'8" x 7'9" (2.34 x 2.38)

A range of base and wall units, rolled edge work surface, central heating radiator, under stairs storage cupboard, door and window to the side.

UTILITY /KITCHEN

5'2" x 7'10" (1.58 x 2.39)

A range of base units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, integrated electric hob and oven, plumbing for automatic washing machine, double glazed door and window to the rear.

FAMILY BATHROOM

Panelled bath, low level WC, vanity wash hand basin, central heating radiator, obscure double glazed window to the rear, walls and floor tiled.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, spot lighting, central heating radiator, doors to:

BEDROOM ONE

13'6" x 9'1" (4.12 x 2.79)

Two double glazed windows to the front, central heating radiator.

BEDROOM TWO

7'10" x 10'11" (2.40 x 3.33)

Double glazed window to the front,

BEDROOM THREE

7'10" x 7'3" (2.41 x 2.21)

Double glazed window to the side, central heating radiator, wall mounted combi boiler.

OUTSIDE

REAR: Level rear garden with storage shed and access to the rear lane.

TENURE

We have been advised freehold

