



## 22 Westminster Street, Newtown, WN5 9BH £100,000

ARC HOMES are delighted to offer FOR SALE this two bedroom terraced property positioned within a popular location. This property would be ideal for any first time buyer or buy to let investor looking to increase their portfolio. Perhaps in need of a little cosmetic work, this property is offered with no onward chain and early viewing is advised. Entry is via an entrance vestibule which leads into the well proportioned sitting room. To the rear sits the kitchen dining room which completes the ground floor accommodation. To the first floor are two generous bedrooms and bathroom. Outside, the rear gardens are enclosed and low maintenance.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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