



**15 Balmoral Road, Newport, NP19 8LF**  
**Guide price £150,000**



Welcome to Balmoral Road, Newport - a charming location for this delightful mid-terrace house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make this house a home.

Don't miss out on the chance to transform this property into your ideal home in the heart of Newport. Book a viewing today and let your imagination run wild with the endless possibilities this house has to offer!



## MAIN DESCRIPTION

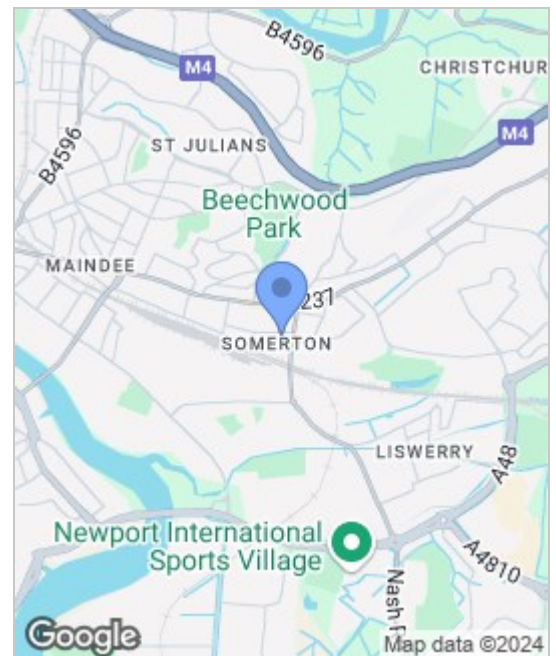
\*\*\* GUIDE PRICE £150,000 - £160,000 \*\*\* One2One Estate Agents have pleasure in offering for sale this three bedroom terraced family home in need of modernisation, situated within the popular residential area, conveniently located within Newport. The property is within close proximity to a wide range of facilities and amenities along with being on public transport links and main road networks making it ideal for commuting to Newport centre, Cardiff, Bristol and beyond. The property briefly comprises entrance hall with door to front and stairs to first floor, lounge with bay window to front, opening to dining room with sliding doors to rear. The kitchen is to the rear with a range of base and wall units, work surface over, plumbing for washing machine, gas hob and electric oven, door and window to rear. To the first floor are three bedrooms and bathroom comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin and window to front. To the rear is an enclosed low maintenance paved garden with gate giving access to rear and garage. The front offers an enclosed courtyard. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain

professional advice prior to purchase.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		59	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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