

**Godric Road Newport, PO30 2FR**

**£179,950**



Offered CHAIN FREE!! Is this modern 2 bedroom apartment on the outskirts of Newport. Close to Newport town centre, local supermarkets & schools. This modernized apartment consists of two double bedrooms, cosy living room, bathroom & kitchen. Other benefits of the property includes an allocated parking space, gas central heating & double glazing!! This is the perfect home for first time buyers or alternatively investors!!

**CHAIN FREE!!**

**UPPER FLOOR APARTMENT**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

**2 BEDROOMS**

**ALLOCATED PARKING**

# ROOMS

## Entrance Hallway

Leads to all rooms. Wood effect laminate flooring. Intercom system.

## Living room 12' 10" x 13' 9" (3.9m x 4.2m)

Carpet flooring. Tow double glazed windows to side and rear aspect. Radiator.

## Kitchen 9' 10" x 6' 11" (3m x 2.1m)

Wood effect laminate flooring. Modern-fitted kitchen with electric hob and oven. Sink drainer. Double glazed window to side aspect.

## Bathroom 6' 11" x 5' 11" (2.1m x 1.8m)

Wood effect laminate flooring. Bath with over head shower. Sink Basin & WC. Radiator. Double glazed frosted window to side aspect.

## Storage cupboard

## Boiler Cupboard

## Bedroom 1 11' 2" x 11' 6" (3.4m x 3.5m)

Carpet flooring. Double glazed windows to side and rear aspect. Radiator.

## Bedroom 2 6' 11" x 10' 6" (2.1m x 3.2m)

Carpet flooring. Double glazed windows to side and rear aspect. Radiator.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the prospectus pack. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack C0014



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

