

St Pauls View Road Newport, PO30 2HD

£140,000



CHAIN FREE!! This 2 bedroom End of terraced house is located in the popular town of Newport, within walking distance to local schools, Newport town centre and bus routes. The property consists of a porch entrance, kitchen, living room, Shower room, one double bedroom & a single bedroom. Other benefits of the property includes electric heating & double glazing throughout. This is the perfect investment for investors!!

CHAIN FREE!!

END OF TERRACE

TENANT-IN-SITU

2 BEDROOMS

CLOSE TO NEWPORT TOWN CENTRE

DOUBLE GLAZING THROUGHOUT

# ROOMS

## Entrance Porch

### Kitchen 12' 9" x 5' 10" (3.89m x 1.79m)

Tiled flooring. Modern-fitted kitchen & breakfast bar.  
Electric hob & fan oven. Sink drainer.

### Shower Room 6' 7" x 3' 3" (2m x 1m)

Tiled flooring. Fitted-shower, sink & WC. Double glazed window to side aspect.

### Bedroom 1 11' 6" x 9' 6" (3.50m x 2.90m)

Wooden flooring. Fireplace to side aspect. Double glazed window to front aspect. Electric radiator.

### Bedroom 2 12' 9" x 6' 3" (3.88m x 1.90m)

Carpet flooring. Double glazed window to rear aspect. Electric radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	26	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		44
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	