

Godric Road Newport, PO30 2FP

£275,000



This beautifully presented three bedroom semi-detached house is located in the popular town of Newport, close to Newport town centre, local schools & bus routes. The property consists of a modern living room, kitchen/diner, downstairs WC, two double bedrooms & a single bedroom. Outside offers a garden benefitting from side access. Other benefits of the property includes two allocated parking spaces to the front of the property, electric heating & double glazing throughout. This is the perfect family home!!

3 BEDROOMS

NEW- BUILD

TWO ALLOCATED PARKING SPACES

SEMI-DETACHED HOUSE

CLOSE TO NEWPORT TOWN CENTRE & LOCAL SCHOOLS

DOUBLE GLAZING

ROOMS

Entrance Hall

Downstairs WC 9' 2" x 6' 7" (2.8m x 2m)

Living room 14' 5" x 14' 9" (4.4m x 4.5m)
Carpet flooring. Double glazed window to front aspect.
Radiator. Under stairs cupboard.

Kitchen/Diner 8' 10" x 14' 9" (2.7m x 4.5m)
Laminate flooring. Modern-fitted kitchen with electric hob & gas oven. Sink drainer and matching wall base units. Double glazed window to rear aspect & french doors to rear aspect.

Landing

Bedroom 1 12' 2" x 7' 10" (3.7m x 2.4m)
Carpet flooring. Double glazed window to rear aspect.
Radiator.

Bedroom 2 11' 2" x 7' 10" (3.4m x 2.4m)
Carpet flooring. Double glazed window to front aspect.
Radiator.

Bedroom 3 8' 10" x 6' 7" (2.7m x 2m)
Carpet flooring. Double glazed window to rear aspect.
Radiator.

Bathroom 9' 2" x 6' 7" (2.8m x 2m)

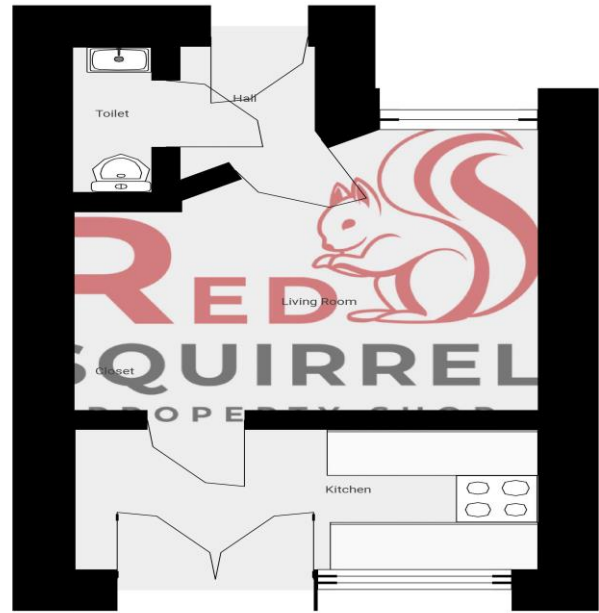
Project 1

TOTAL AREA: 88.78 sq ft - LIVING AREA: 88.78 sq ft - FLOORS: 2 - ROOMS: 10



▼ Ground Floor

TOTAL AREA: 54.63 sq ft - LIVING AREA: 54.63 sq ft - ROOMS: 5



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

