

**7B Mill Street Newport, PO30 5DD**

**£195,000**



Offered CHAIN FREE!! This 3 bedroom terraced townhouse is located in the heart of Newport town centre, within walking distance to local shops, restaurants and bus routes. The property consists of three floors, the first floor consisting of a bedroom and bathroom. The second floor consists of a spacious living room and kitchen and the third floor consists of two bedrooms and a shower room. Other benefits of the property consists of storage space, gas central heating and double glazing. This is the perfect property for investors or first time buyers trying to get on the property ladder!

**CHAIN FREE!!**

**TERRACED TOWNHOUSE**

**2 BATHROOMS**

**3 BEDROOMS**

**TOWN CENTRE LOCATION**

**GAS CENTRAL HEATING & DOUBLE GLAZING**

# ROOMS

## Entrance Hallway

## Storage cupboard

**Bedroom 1** 12' 10" x 6' 11" (3.90m x 2.10m)  
Wooden laminate flooring. Double glazed window to front aspect. Radiator.

**Bathroom** 5' 11" x 6' 11" (1.80m x 2.10m)  
Laminate flooring. Fitted-bath, sink and WC.

## Landing

**Living Room** 10' 11" x 12' 10" (3.33m x 3.90m)  
Wooden laminate flooring. Double glazed window to front aspect. Radiator.

**Kitchen** 7' 10" x 7' 1" (2.40m x 2.17m)  
Laminate flooring. Fitted-kitchen with matching wall base units. Electric hob, oven and sink drainer. Boiler.

## Second floor landing

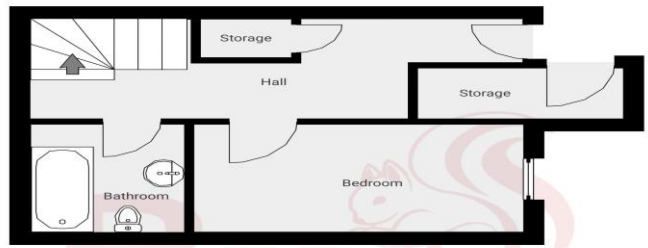
**Shower Room**  
Laminate flooring. Corner shower, sink & WC. Heated towel rail.

**Bedroom 2** 7' 10" x 13' 1" (2.40m x 4m)

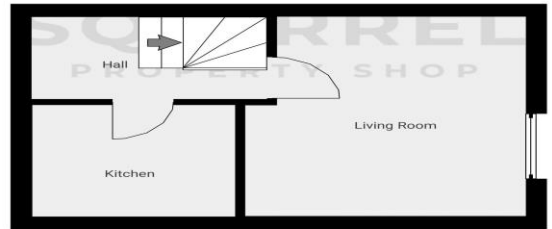
**Project 60**  
7b Mill Street, GB  
TOTAL AREA: 69.07 m<sup>2</sup> - LIVING AREA: 69.07 m<sup>2</sup> - FLOORS: 3 - ROOMS: 12



▼ **Ground Floor** TOTAL AREA: 23.77 m<sup>2</sup> - LIVING AREA: 23.77 m<sup>2</sup> - ROOMS: 5



▼ **1st Floor** TOTAL AREA: 21.97 m<sup>2</sup> - LIVING AREA: 21.97 m<sup>2</sup> - ROOMS: 3



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Wooden laminate flooring. Double glazed window to front aspect. Radiator.

**Bedroom 3** 7' 5" x 9' 10" (2.27m x 3m)  
Wooden laminate flooring. Double glazed skylight to rear aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</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	

