

16 Manor Crescent Newport, PO30 2BL

£220,000



Located on the outskirts of Newport is this 3 bedroom terraced house. The spacious accommodation comprises a Dining Room, and Lounge with sliding doors that lead out to the garden. The three Bedrooms are all located on the first floor, along with a family bathroom. The property also benefits from off road parking for two vehicles and side access to the garden which is predominantly laid to lawn.

WALKING DISTANCE TO TOWN CENTRE

3 BEDROOMS

GARDEN

OFF ROAD PARKING

CONSERVATORY

DOUBLE GLAZING & GAS CENTRAL HEATING

ROOMS

Entrance Hallway

Kitchen 17' 8" x 12' 0" (5.38m x 3.65m)

Laminate flooring, UPVC door leading to driveway, breakfast bar, double glazed window to front aspect, and another window to rear aspect.

Living Room 17' 8" x 11' 7" (5.38m x 3.53m)

Laminate flooring throughout, electric fire place, double glazed window to front aspect, wall radiator.

Conservatory 8' 6" x 12' 8" (2.59m x 3.86m)

Carpet flooring, double glazed window to rear aspect, doorway leading to the garden

Bedroom 1 12' 1" x 13' 5" (3.68m x 4.09m)

Carpet flooring, double glazed window to front aspect, wall radiator

Bedroom 2 7' 4" x 8' 1" (2.23m x 2.46m)

Carpet flooring, double glazed window to rear aspect, built in storage cupboard

Bedroom 3 12' 0" x 9' 11" (3.65m x 3.02m)

Carpet flooring, double glazed window to front aspect, built in storage.

Bathroom 7' 4" x 8' 3" (2.23m x 2.51m)

Vinyl flooring, tiled walls, window to side aspect, low level WC, sink basin, bath and walk in shower



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Outside

Front - driveway, concrete path to front doorway, turfed bank. Rear - Concrete area, with steps leading up, mostly turfed, with concrete pathway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

