

49 Ash Road Newport, PO30 2AQ

£185,000



Offered CHAIN FREE!! This 2 bedroom semi-detached 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 good-sized living room, dining room and kitchen. Upstairs consists of two double bedrooms and a bathroom. Outside offers a good sized garden and shed. Other benefits of the property includes a driveway for two vehicles, storage, outdoor WC, gas central heating & double glazing. This is the perfect property for someone looking for a fixer-upper.

CHAIN FREE!!

2 BEDROOMS

WALKING DISTANCE TO NEWPORT TOWN
CENTRE

IN NEED OF MODERNIZATION

PARKING

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Living Room 10' 2" x 12' 4" (3.10m x 3.75m)
Carpet flooring. Double glazed window to front aspect.
Radiator.

Dining Room 11' 6" x 10' 2" (3.50m x 3.10m)
Carpet flooring. Double glazed window to side aspect.
Understairs storage. Radiator.

Kitchen 7' 3" x 10' 0" (2.20m x 3.06m)
Laminate flooring. Fitted-kitchen with sink drainer, gas
hob and electric oven. Two double glazed windows to
rear aspect and one to side aspect.

Bedroom 1 11' 10" x 9' 10" (3.60m x 2.99m)
Carpet flooring. Double glazed window to front aspect.
Radiator.

Bedroom 2 11' 7" x 9' 10" (3.53m x 2.99m)
Carpet flooring. Storage cupboard. Double glazed
window to side aspect. Radiator.

Bathroom 7' 10" x 6' 3" (2.40m x 1.90m)
Laminate flooring. Fitted-bath with over head shower,
sink and WC. Boiler. Double glazed window to side
aspect.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

