

22a St. Johns Road Newport, PO30 1LW

£270,000



WALKING DISTANCE TO TOWN CENTRE!! This 3 bedroom semi-detached townhouse is located in the heart of Newport town centre, within walking distance to local shops, restaurants and Newport town bus station. The 4 storey property consists of a kitchen/utility area, living room, three double bedrooms, En-suite and bathroom. Outside offers a courtyard decking area. Other benefits of the property includes a good-sized garage, off-road parking space, gas central heating & double glazing.

3 BEDROOMS

COURTYARD GARDEN

WALKING DISTANCE TO TOWN CENTRE

4 STOREY SEMI-DETACHED TOWNHOUSE

GARAGE/OFF-ROAD PARKING

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Kitchen 14' 5" x 11' 9" (4.40m x 3.57m)
Wood Effect Laminate flooring. Modern-fitted kitchen with breakfast bar, sink drainer and dual gas ranger cooker. Utility space for white goods. Double glazed window to rear aspect. Double glazed French doors leading to decking area.

Landing

Living room 10' 2" x 8' 10" (3.11m x 2.70m)
Wood effect laminate flooring. Two Double glazed windows to front aspect. Radiator.

Second floor Landing

Bedroom 1 8' 2" x 11' 9" (2.50m x 3.58m)
Carpet flooring. Two double glazed windows to front aspect. Radiator.

Bedroom 2 11' 9" x 10' 6" (3.58m x 3.20m)
Carpet flooring. Double glazed windows to rear aspect. Radiator.

Shower room 6' 0" x 5' 6" (1.83m x 1.67m)
Tiled flooring. Modern-fitted walk-in shower with sink basin and WC. Heated towel rail.

Bedroom 3 11' 7" x 8' 4" (3.53m x 2.54m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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	

