



Ash Road | | Newport | PO30 2AQ

**Asking Price £140,000**





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Newport | PO30 2AQ  
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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. CASH BUYERS ONLY

- CHAIN FREE!!
- 2 BEDROOMS
- WALKING DISTANCE TO NEWPORT TOWN CENTRE
- IN NEED OF MODERNIZATION
- PARKING
- ELECTRIC HEATING & DOUBLE GLAZING

**Living Room**  
10'2" x 12'4" (3.10 x 3.76)

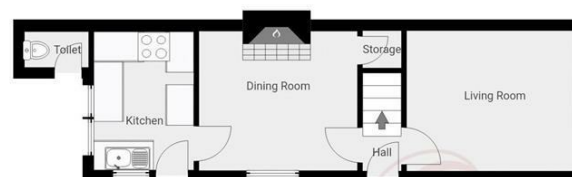
**Dining Room**  
11'6" x 10'2" (3.51 x 3.10)

**Kitchen**  
7'3" x 10'0" (2.21 x 3.05 (2.20 x 3.06))

**Bedroom 1**  
11'10" x 9'10" (3.61 x 3.00 (3.60 x 2.99))

**Bedroom 2**  
11'7" x 9'10" (3.53 x 3.00)

**Bathroom**  
7'10" x 6'3" (2.39 x 1.91 (2.40 x 1.90))



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

Council Tax Band **A**  
EPC Rating **E**

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