



Fairlee Road | | Newport | PO30 2EJ

Offers In Excess Of £260,000



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COMING SOON!! BOOK YOUR VIEWING NOW!

Coming to the market in the New year, This chain free, 3 bedroom semi-detached house is located in a sought-after location within walking distance to Newport town centre, local schools and amenities. The modernized property consists of a spacious living room, dining room, newly-fitted kitchen and downstairs shower room. Upstairs consists of three good-sized bedrooms. Outside offers a laid-to-lawn garden with side access. Other benefits of the property includes newly-fitted flooring, driveway for multiple vehicles, loft space, gas central heating and double glazing throughout!!

- CHAIN FREE!!
- 3 BEDROOMS
- SEMI-DETACHED HOUSE
- NEWLY REFURBISHED THROUGHOUT
- DRIVEWAY FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO TOWN CENTRE



Entrance Hall	Bedroom 1 11x8 (3.35m x 2.44m)
Living room 13x10 (3.96m x 3.05m)	Bedroom 2 12x9.5 (3.66m x 2.74m)
Dining Room 11.4x12.5 (3.35m x 3.66m)	Bedroom 3 8.2x8.3 (2.44m x 2.44m)
Kitchen 9x8 (2.74m x 2.44m)	
Shower room 5.7x5.2 (1.52m x 1.52m)	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **B**
EPC Rating **D**

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