



MARVINS
ESTATE AGENTS



67B NEW STREET, NEWPORT, PO30 1PX

£125,000

This mid-terraced one-bedroom bungalow is situated within a quiet, tucked-away development off New Street, while remaining conveniently close to all local amenities, including Newport High Street, Shops, and the Bus Station.

The accommodation comprises an open-plan living area with fitted Kitchen, a double Bedroom, and a Bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, there is access to a shared courtyard garden.

The property is being sold as an investment opportunity, with a long-standing tenant in residence.

Viewing is strictly by appointment.

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LOUNGE/KITCHEN

16' x 10'8" (4.88m x 3.25m)

Range of fitted floor and wall cupboards with bevel edged work tops over. Laminate wood flooring. Stainless steel sink unit with mixer tap over. Plumbing for washing machine. Gas hob with extractor canopy over. Electric cooker. Worcester boiler. Radiator. Double glazed window.

BEDROOM

9'9" x 10'10" (2.97m x 3.30m)

Laminate wood flooring. Double glazed window. Radiator.

BATHROOM

Panelled bath with mixer tap and shower over. Low level WC. Pedestal wash basin. Light/shaver point. Radiator. Laminate wood flooring.

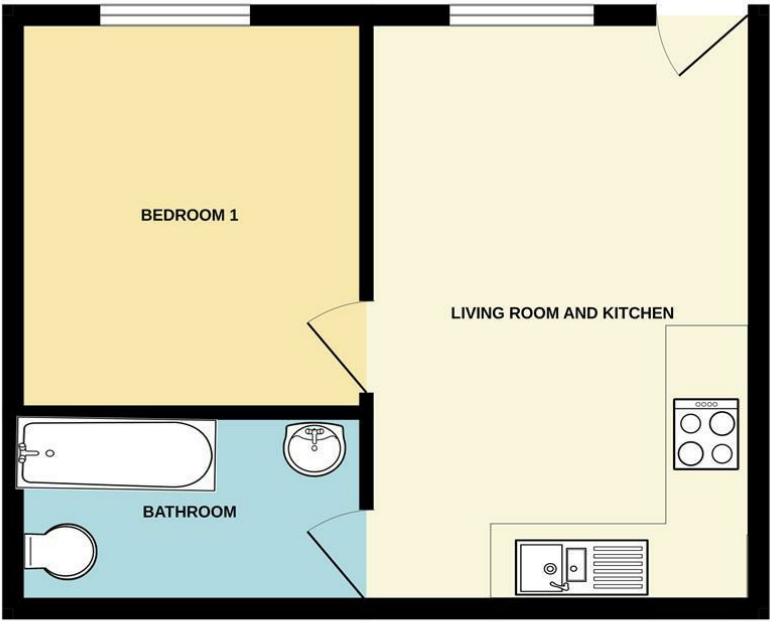
OUTSIDE

TENURE

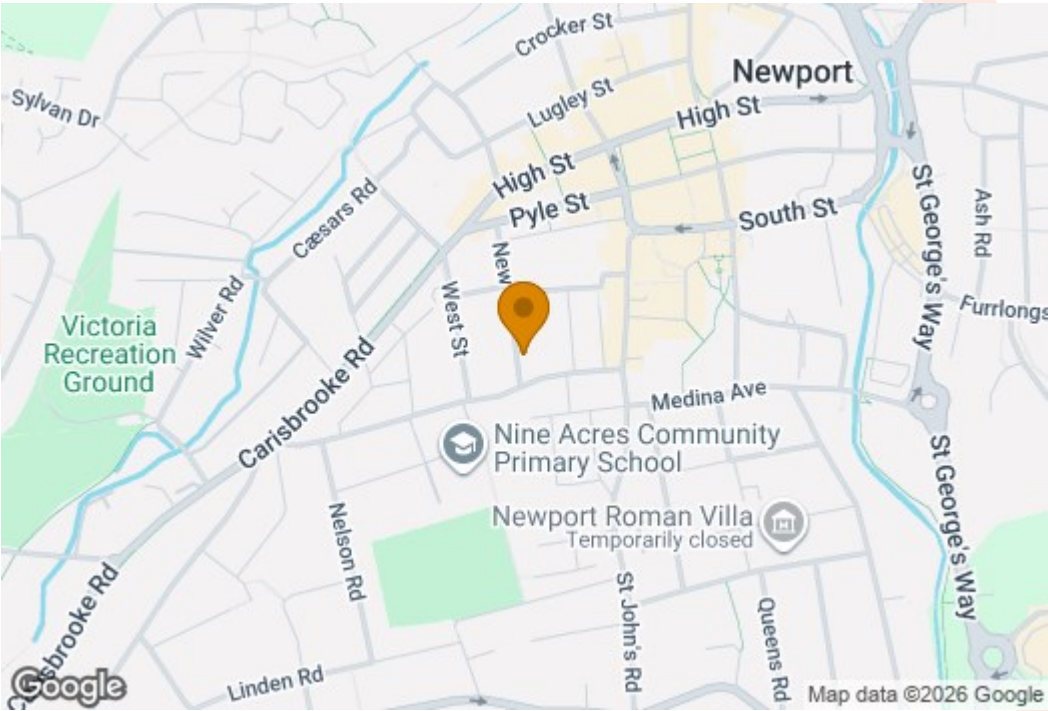
This property is Freehold. Council tax band A.



GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 329 sq.ft. (30.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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