



Rectory Road Swffryd Crumlin Newport NP11 5DZ

£135,000

Council Tax Band A



** NO CHAIN ** VIDEO TOUR ** EPC: C **

Recently updated throughout, this terraced property situated in Swffryd would make an ideal first time buy or family home. Briefly comprising; entrance, two reception rooms, newly fitted modern fitted kitchen, newly fitted ground floor bathroom, three bedrooms and rear garden.

Entrance

Reception 1

8'9" x 14'8" (2.72m x 4.52m)

Reception 2

14'7" x 12'1" (4.49m x 3.69m)

Kitchen

7'9" x 9'4" (2.41m x 2.87m)

Bathroom

6' x 7'8" (1.85m x 2.4m)

Bedroom 1

8'7" x 14'9" (2.68m x 4.55m)

Bedroom 2

5'8" x 8'4" (1.77m x 2.57m)

Bedroom 3

6' x 8'8" (1.83m x 2.7m)

Tenure - Leasehold

We have been advised that this property is leasehold with approximately 856 Years remaining paid at £3.00 per Annum. Any potential purchaser should make enquires with their solicitor.

Services

Mains gas, electric, water and drainage

Council Tax

Band: A

EPC: C

Asset Estates Ltd

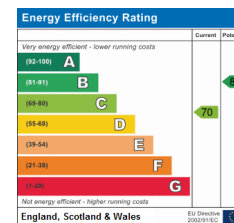
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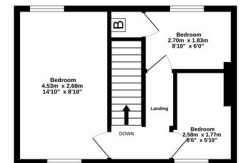
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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.



Ground Floor
42.2 sq.m. (504 sq.ft.) approx.

1st Floor
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 70.6 sq.m. (760 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, sections, yards and other parts of the property are not guaranteed and are approximate. It is recommended that prospective purchasers obtain their own measurements and verify the accuracy of the figures given. The services, systems and appliances shown have not been tested and are provided as they are. Asset Estates is not responsible for any errors or omissions.

