



Wilver Road | | Newport | PO30 5DX

Offers Over £290,000

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This modern 3 bedroom semi-detached house is located in Newport, within walking distance to local schools, Newport town centre & bus routes. This stunning property consists of a modern-fitted kitchen, open plan living/dining room, utility room & downstairs WC. Upstairs consists of two double bedrooms, one single bedroom & family bathroom. Outside offers garden & patio area. Other benefits of the property include a driveway for one vehicle, Gas central heating & double glazing. This is the perfect family home!!

- 3 BEDROOMS
- DRIVEWAY
- MODERN THROUGHOUT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SEMI-DETACHED
- UTILITY ROOM
- WALKING DISTANCE TO TOWN CENTRE

Entrance Hallway

Kitchen

9'6" x 7'10" (2.90 x 2.39)

Utility room

5'11" x 5'11" (1.80 x 1.80)

WC

2'4" x 5'11" (0.71 x 1.80)

Living/Dining room

23'9" x 12'10" (7.24 x 3.91)

First Floor Landing

Family bathroom

6'3" x 8'2" (1.91 x 2.49)

Bedroom 1

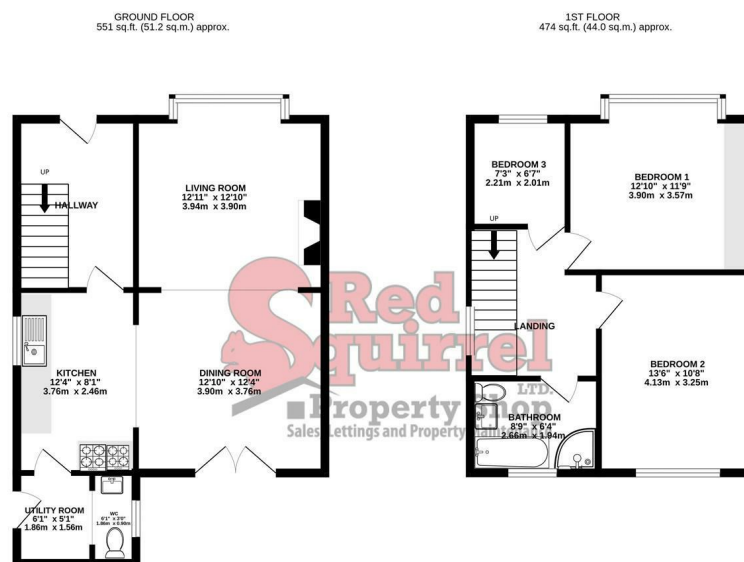
10'2" x 10'2" (3.10 x 3.10)

Bedroom 2

12'10" x 10'0" (3.91 x 3.00)

Bedroom 3

7'3" x 5'11" (2.21 x 1.80)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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 **C**
EPC Rating **D**

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