

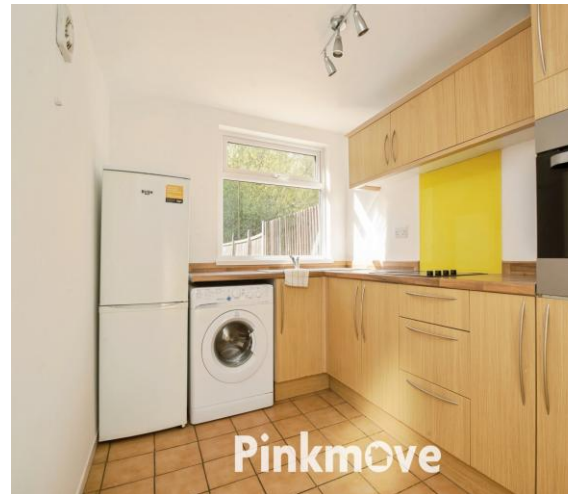


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## Goodrich Crescent

Offers in the region of £175,000

- Two double bedrooms
- Low maintenance private garden
- Easy access to M4
- Local schools and amenities close to town centre
- EPC Rating: C



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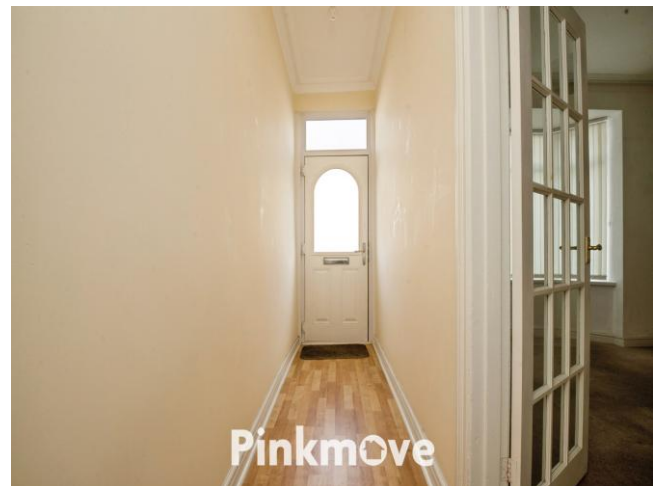
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## About the property

We are delighted to present this two-bedroom terraced property which is situated on Goodrich Crescent in Newport, a well-established and convenient residential area. The location offers excellent transport connections, with easy access to the M4 motorway for commuting to Cardiff, Bristol and beyond. Newport city centre and the mainline railway station are within close proximity, providing regular direct services to major cities. A range of local amenities can be found nearby, including supermarkets, shops, cafés and leisure facilities, along with well-regarded schools and local parks, making the area ideal for first-time buyers, downsizers or investors. You enter the property through an initial hall space to the left is the front sitting room, down the hall is the second reception room, following into the kitchen which is light and bright with plenty of storage cupboards at the rear. On the first floor are two well-proportioned double bedrooms, along with a large shower room which could easily have a bath put back in if desired. To the rear of the property is an enclosed garden space, providing room for outdoor seating and relaxation. The garden also features a selection of trees and shrubs, with no overlooking properties, creating a pleasant and private outdoor setting with rear canal views.





## Accommodation

Lounge

Living Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

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## Floorplan



Total floor area 72.5 sq.m. (780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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