



Gunville Road | | Newport | PO30 5LS

Asking Price £250,000

RED
SQUIRREL
PROPERTY SHOP

Gunville Road | Newport | PO30 5LS Asking Price £250,000

Offered CHAIN FREE, this spacious mid-terraced, three-bedroom home is located on the outskirts of Newport in Gunville, within easy reach of Newport town centre, local schools, and shops.

The well-presented accommodation comprises a welcoming living room, separate dining room, utility room, modern fitted kitchen, and a newly fitted bathroom. Upstairs, the property offers three double bedrooms and a contemporary shower room.

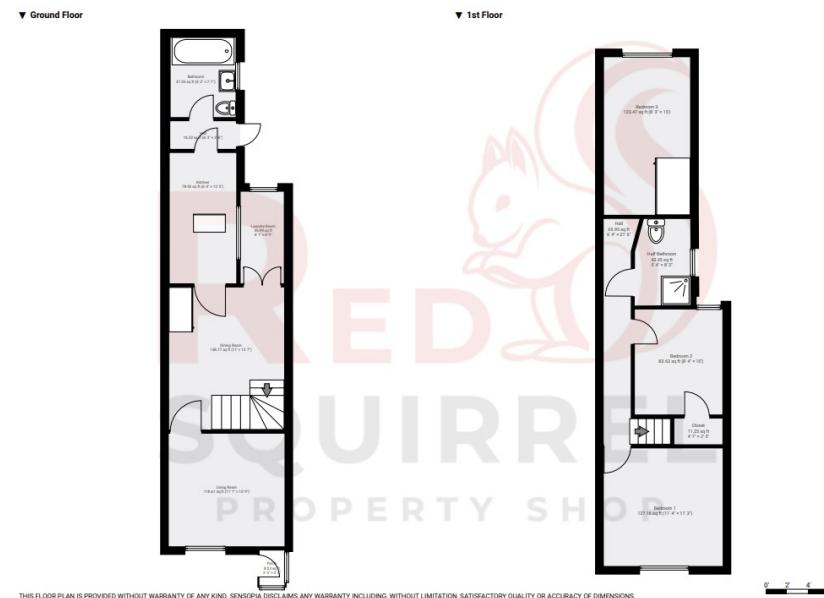
Externally, the property benefits from a generous rear garden offering outside lighting with a resin path the length of the garden and featuring three garden sheds/ workshop with electrics, ideal for hobbies or additional storage.

- MID-TERRACED HOUSE
- DRIVEWAY
- GOOD-SIZED GARDEN WITH GARDEN WORKSHOP/SHED
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- 3 DOUBLE BEDROOMS
- CLOSE TO LOCAL SCHOOLS & SHOPS
- UTILITY ROOM

Entrance Porch	Bedroom 1 11'4x11'3 (3.45m x 3.43m)
Living room 11.1 x 10.9 (3.35m x 3.05m)	Bedroom 2 10x8'4 (3.05m x 2.54m)
Dining Room 10'9x11'1 (3.28m x 3.38m)	Shower Room 8'3x4'3 (2.51m x 1.3m)
Kitchen 12'5x6'4 (3.78m x 1.93m)	Bedroom 3 15x8'3 (4.57m x 2.51m)
Bathroom 7'7x6'2 (2.31m x 1.88m)	Laundry Room 4'2" x 7' (1.27 x 2.13)
Utility Room 8'9x4'1 (2.67m)	Rear Garden
Landing	Half Bathroom 5'4" x 6'0" (1.63 x 1.83)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		66
(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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