



## Goodrich Crescent, £140,000

- NO CHAIN
- Two bedrooms
- Plenty of potential
- Council tax band C
- EPC Rating: D





## About the property

This two-bedroom end of terrace house presents an excellent opportunity for purchasers seeking a home with character and scope to add value. Situated in a convenient residential setting, the property offers well-proportioned accommodation arranged over two floors.

The ground floor features two separate reception rooms, providing flexible living and dining space to suit modern lifestyles. The front reception room offers a comfortable area for relaxation, while the second reception room lends itself perfectly to a dining area, home office, or additional lounge space. To the rear, the kitchen is functional and provides direct access to a small, enclosed garden, ideal for low-maintenance outdoor enjoyment or further enhancement.

On the first floor, the property offers two generous double bedrooms, both benefiting from good natural light and ample space for furnishings. Completing the accommodation is a spacious bathroom, providing plenty of room to reconfigure or modernise to personal taste.

While the property would benefit from a degree of modernisation, it offers considerable potential to create a comfortable and stylish home tailored to individual requirements. Its end of terrace position adds to its appeal, offering increased privacy and natural light.

Further benefits include Council Tax Band C, and the EPC rating D. An ideal prospect for first-time buyers, investors, or those seeking a project with strong future potential.



## Accommodation

### Hallway

### Living Room

10' 10" Max x 10' 6" ( 3.30m Max x 3.20m )

### Dining Room

14' 9" x 10' 10" ( 4.50m x 3.30m )

### Kitchen

10' 2" x 10' 1" ( 3.10m x 3.07m )

### Landing

### Bedroom 1

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

### Bedroom 2

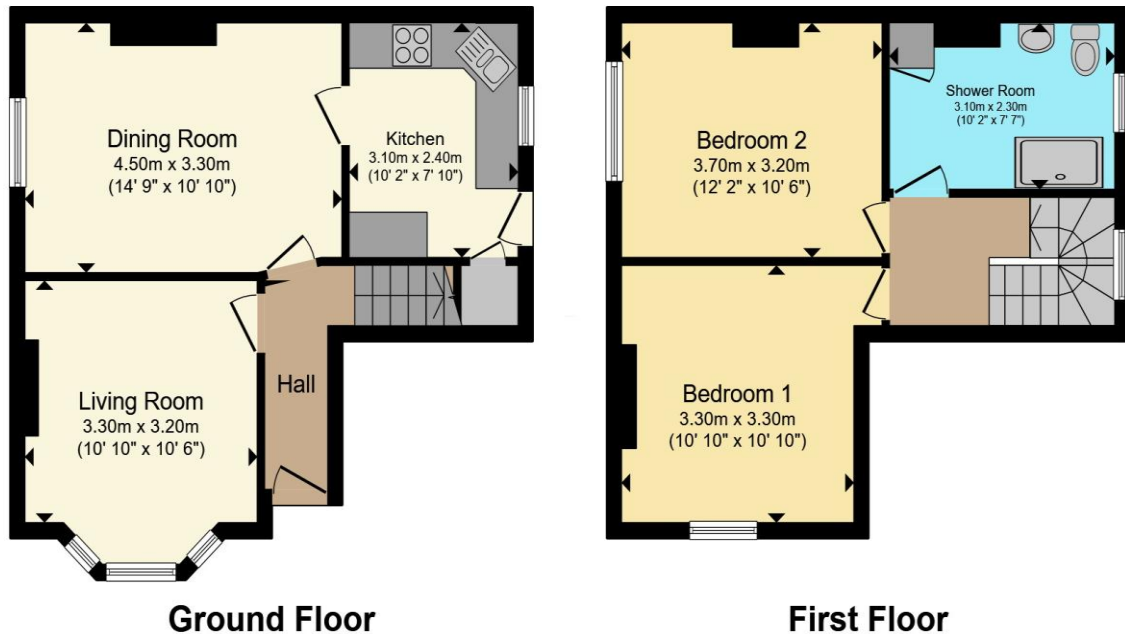
12' 2" x 10' 6" ( 3.71m x 3.20m )

### Shower Room

01633 221892

newport@peteralan.co.uk

## Floorplan



Total floor area 76.2 m<sup>2</sup> (820 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.propertybox.io](http://www.propertybox.io)



## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

