



Centenary Way, Newport

£239,999



 3  2  1

Freehold | EPC rating: B

- Three Bedrooms
- Modern Kitchen
- Spacious Accommodation
- Driveway Parking for Two Cars
- Enclosed Rear Garden
- Ideal for Newport's Schools and

BELVOIR!

Property is personal

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Description

Modern three bedroom end of terrace home close to Newport town centre and local schools. The property offers a principal bedroom with en-suite, two further bedrooms, family bathroom, lounge, modern kitchen with doors to the rear garden, and downstairs W.C. Driveway parking for two cars and enclosed rear garden with patio. Ideal for families and commuters.

A stylish, modern three bedroom end of terrace home, conveniently located just 1.5 miles from Newport High Street and within the catchment for excellent local schools. The principal bedroom features a contemporary en-suite with walk-in shower, with two further bedrooms and a family bathroom on the middle floor. Ground floor accommodation includes a lounge, modern kitchen with double doors to the rear garden, and a handy downstairs W.C. The enclosed rear garden has a patio area, and the front provides driveway parking for two cars. Ideal for families or commuters, with Newport's amenities and excellent rail links to Birmingham and Manchester close by.

Freehold / Council Tax Band C / EPC Rating Band B / Lambert Smith Hampton (LSH) Property Management Fee £15.70 per month as advised by the vendors.

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floorplan



Rooms

Entry

1.33m x 1.11m (4'5" x 3'7")

Living Room

4.43m x 3.54m (14'6" x 11'7")

Hallway

4.43m x 1.2m (14'6" x 3'11")

WC

1.29m x 1.1m (4'2" x 3'7")

Kitchen/diner

3.55m x 2.37m (11'7" x 7'10")

First Floor Landing

3.19m x 0.86m (10'6" x 2'10")

Bedroom Two

3.55m x 2.61m (11'7" x 8'7")

Bedroom Three

3.55m x 2.37m (11'7" x 7'10")

Bathroom

2.36m x 1.66m (7'8" x 5'5")

Second Floor Landing

0.94m x 0.92m (3'1" x 3'0")

Bedroom One

5.12m x 2.55m (16'10" x 8'5")

Ensuite

3.33m x 1.51m (10'11" x 5'0")

Photographs



