



**Clytha Crescent
Newport, NP20 2EY**

Guide Price £240,000

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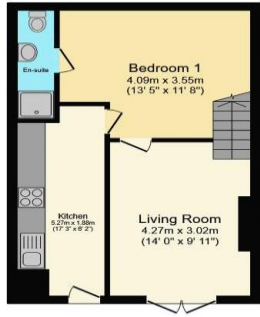


MAIN FEATURES:

- **Good Size Mid Terrace House Currently Arranged as Three Apartments**
- **Basement Flat Benefitting from Private Entrance to the Kitchen & Garden, Double Bedroom, Lounge & Shower Room**
- **Ground Floor Flat Comprises: Open Plan Kitchen/Lounge, Double Bedroom & Bathroom/WC**
- **First Floor Flat Occupies the First & Second Floor with Fitted Kitchen, Lounge/Diner/Bedroom Three & Two Double Bedrooms**

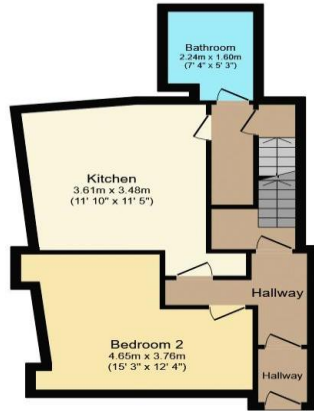
Located on the ever-popular Clytha Crescent in Newport, this spacious mid-terrace property presents an excellent investment opportunity for landlords seeking immediate returns. Currently arranged as three self-contained apartments, the property benefits from paying tenants in situ, offering a ready-made income stream from day one. The basement flat enjoys its own private entrance leading into the kitchen and garden, and comprises a comfortable lounge, double bedroom and shower room—ideal for tenants seeking privacy and outdoor space. The ground floor flat features a well-proportioned open-plan kitchen/lounge, alongside a double bedroom and bathroom/WC, creating a modern and practical living arrangement. Occupying the first and second floors, the upper flat offers generous accommodation including a fitted kitchen, spacious lounge/diner (or optional third bedroom), and two further second floor double bedrooms, making it particularly attractive for sharers or families.

Clytha Crescent is well-regarded for its convenient location, providing easy access to Newport city centre, local shops, schools and amenities. Excellent transport links, including nearby road networks and rail services, make commuting straightforward to Cardiff, Bristol and beyond. The area also offers access to parks and green spaces, appealing to a wide range of tenants. A fantastic opportunity to acquire a versatile, income-generating property in a desirable and well-connected location.



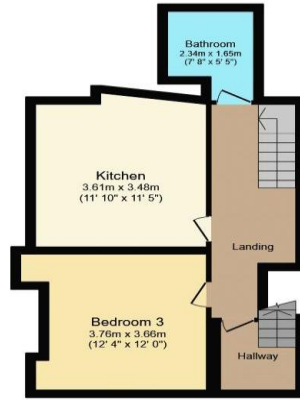
Basement

Floor area 39.5 sq.m. (425 sq.ft.) approx



Ground Floor

Floor area 49.6 sq.m. (534 sq.ft.) approx



First Floor

Floor area 46.7 sq.m. (503 sq.ft.) approx



Second Floor

Floor area 38.0 sq.m. (409 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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