



Wilver Road | | Newport | PO30 5DX

Offers Over £290,000



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This modern 3 bedroom semi-detached house is located in Newport, within walking distance to local schools, Newport town centre & bus routes. This stunning property consists of a modern-fitted kitchen, open plan living/dining room, utility room & downstairs WC. Upstairs consists of two double bedrooms, one single bedroom & family bathroom. Outside offers garden & patio area. Other benefits of the property include a driveway for one vehicle, Gas central heating & double glazing. This is the perfect family home!!

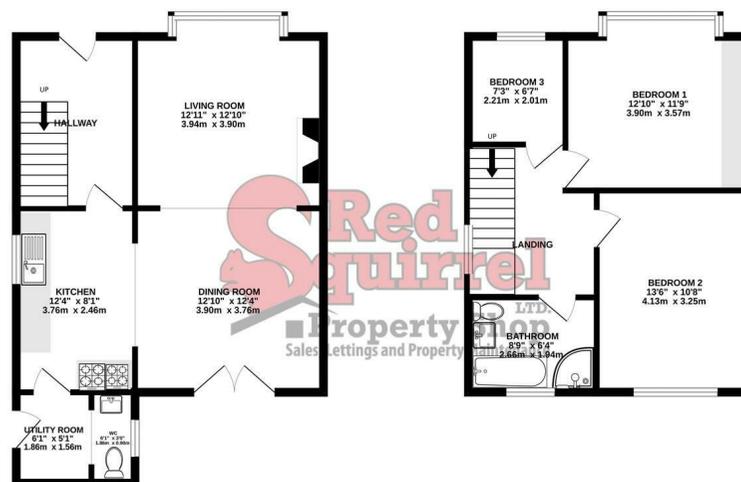
- 3 BEDROOMS
- DRIVEWAY
- MODERN THROUGHOUT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SEMI-DETACHED
- UTILITY ROOM
- WALKING DISTANCE TO TOWN CENTRE

Entrance Hallway	First Floor Landing
Kitchen 9'6" x 7'10" (2.90 x 2.39)	Family bathroom 6'3" x 8'2" (1.91 x 2.49)
Utility room 5'11" x 5'11" (1.80 x 1.80)	Bedroom 1 10'2" x 10'2" (3.10 x 3.10)
WC 2'4" x 5'11" (0.71 x 1.80)	Bedroom 2 12'10" x 0'0" (3.91 x 0.00)
Living/Dining room 23'9" x 12'10" (7.24 x 3.91)	Bedroom 3 7'3" x 5'11" (2.21 x 1.80)



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq ft. (95.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(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 C
EPC Rating D

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