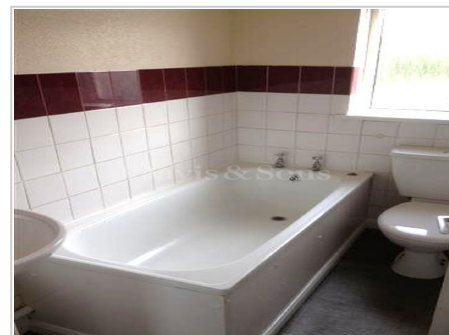


45 Oliver Road  
 Lliswerry  
 Newport.  
 NP19 0HU

120,000



- Investment opportunity
- 2 BEDROOMS
- Walking distance to 2 primary schools
- Access to local amenities
- Front garden
- Rear garden with rear access
- Viewing is recommended
- Council tax band B



**Ref: PRC12637**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

INVESTMENT OPPORTUNITY.

2 bedroom mid terraced family home  
with front and rear gardens located  
in the Lliswerry area of Newport.  
Viewing is recommended

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## Accommodation

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### Introduction

We are pleased to offer for sale this 2 bedroom mid terraced family home with front garden and good size rear garden enclosed with slatted fencing and rear gated access.  
fully double glazed throughout, gas fired central heating with combi boiler

Viewing is highly recommended.

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### Entrance

Via obscured upvc double glazed front door into:-

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### Hallway

Stairs returning to the first floor, door to:-

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### Lounge / dining room (14' 02" x 11' 05" ) or (4.32m x 3.48m)

Two upvc double glazed windows to front, central heating radiator. Wood laminate flooring throughout, wall mounted gas fire and door to under stairs storage cupboard and door off to:-

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### Kitchen (15' 02" x 8' 01" ) or (4.62m x 2.46m)

The kitchen is fitted with a range of wall and base units with roll top food preparation work surfaces, one and half bowl sink, drainer and mixer tap. Two upvc double glazed windows over looking rear garden and central heating radiator. Space for free standing fridge / freezer, oven, four ring gas hob, extractor hood over. Plumbing and space for washing machine, door to:-

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### Rear Porch

Further upvc double glazed door giving access to the rear garden.

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### First Floor Landing

Access to loft space, doors off to all rooms.

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### Bedroom 1 (13' 03" x 11' 05" ) or (4.04m x 3.48m)

Two upvc double glazed windows to front, central heating radiator, door to fitted storage space.

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## Bedroom 2 (10' 02" x 9' 08" ) or (3.10m x 2.95m)

Two upvc double glazed windows over looking the rear garden, central heating radiator.

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## Bathroom

Cast iron bath, low level wc, pedestal wash hand basin, obscured double glazed window to rear. Half ceramic tiled walls and tile effect lino flooring.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Tenure

We are informed that the tenure is Freehold

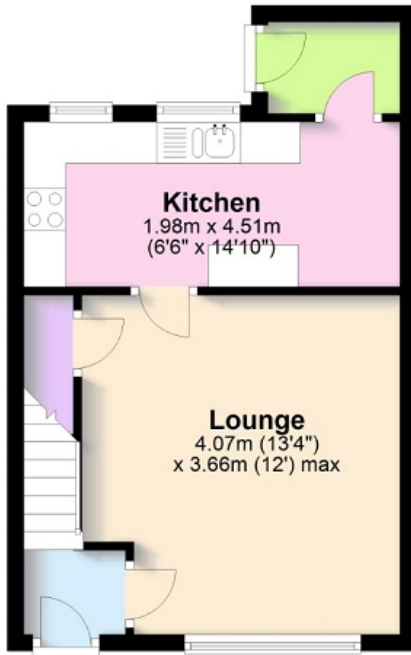
## Council Tax

Band Not Specified

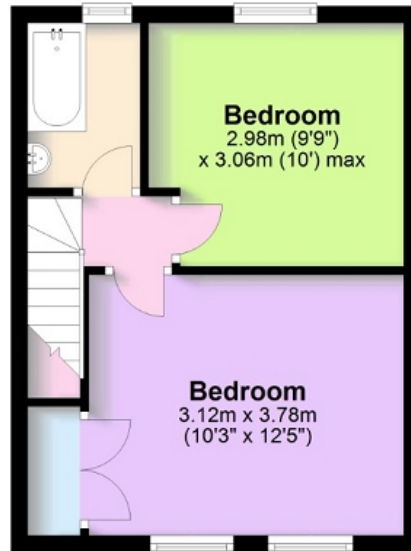
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## Ground Floor



## First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

*All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.*