

36 Milner Street
Newport
NP19 0GS

139,950



- Investment opportunity with tenants. (no internal pictures because of tenants privacy)
- Directly opposite the local primary school
- Access to local amenities
- Excellent road links to the M4 via the SDR roadway
- Access to the local sports village
- Access to the Veldorome
- Viewing recommended

Ref: PRC12658

Viewing Instructions: Strictly By Appointment Only

General Description

INVESTMENT OPPORTUNITY.
Period bay fronted mid terraced
2 bedroom family home
located off Corporation Road in Newport
with enclosed rear garden and front fore court.

Viewing recommended.

Accommodation

Introduction

We are pleased to offer for sale this period bay fronted mid terraced family home just off Corporation Road. Briefly comprising:- 2 reception rooms, fitted kitchen. To the first floor you have 2 bedrooms and a family bathroom. To the outside you have an enclosed rear garden and front forecourt.
Combination boiler providing domestic hot water and central heating system.

Entrance

Via front door into:-

Hallway

Stairs to first floor landing, central heating radiator and under stairs storage space.

Lounge (12' 05" x 9' 08") or (3.78m x 2.95m)

Double glazed bay window to front, central heating radiator.

Dining Room (11' 07" x 9' 05") or (3.53m x 2.87m)

Ample space for dining room table and chairs. Windows over looking rear garden.

Kitchen (14' 0" x 6' 02") or (4.27m x 1.88m)

The kitchen is fitted with wall and base units, roll top food preparation work surfaces, stainless steel sink, drainer and mixer tap. Windows over looking rear garden, door giving access to the rear and central heating radiator.

First Floor Landing

Doors off to the 2 bedroom and bathroom.

Bedroom 1

Fantastic size double bedroom. Windows to front, central heating radiator.

Bedroom 2

Double bedroom. Airing cupboard housing the boiler, window to rear.

Bathroom

lovely size family bathroom. Bath with shower over, low level wc, pedestal wash hand basin, obscured window to rear. Central heating radiator, full tiling to all splash backs.

Outside

Front fore courted garden.
enclosed rear garden with walled boundaries, patio, BBQ and seating areas. Out buildings for storage.

Services

Mains electricity, mains water, mains drainage, mains gas

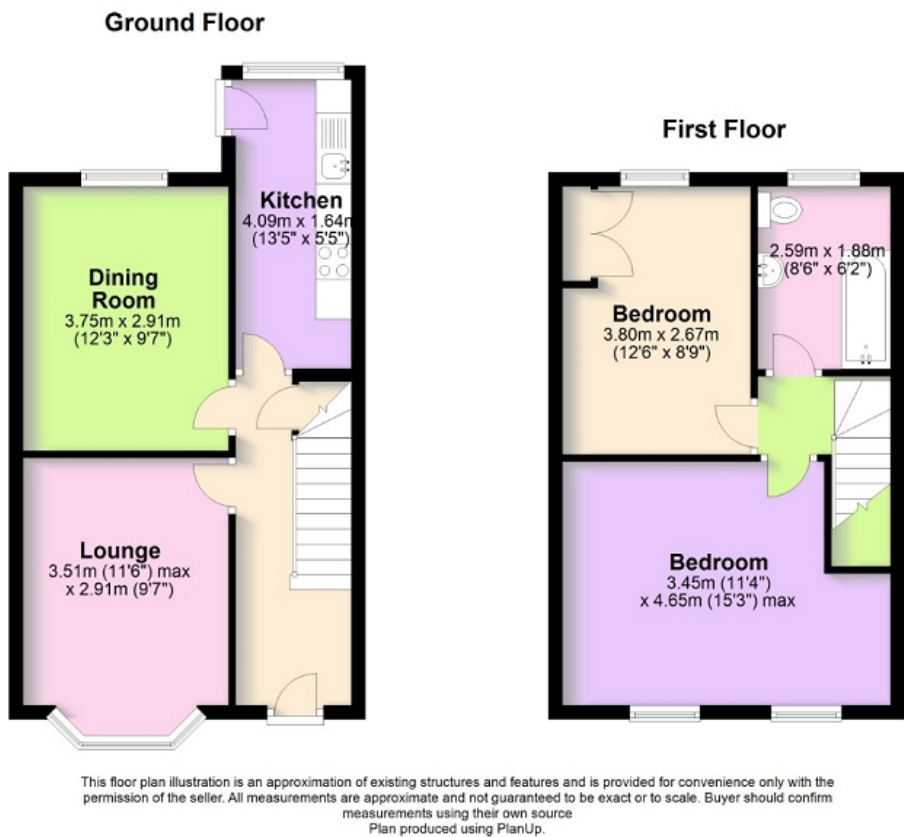
EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.

