



Royal Exchange | | Newport | PO30 2HN

£850 Per month



**Merriebank**  
LETTINGS

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Newport | PO30 2HN  
£850 Per month

2 bedroom terraced house in Royal Exchange, Newport, offering comfortable and well-proportioned living space.

The property features a spacious lounge diner, ideal for both relaxing and entertaining. To the rear, there is a fitted kitchen with ample storage and workspace, along with a practical downstairs bathroom. Upstairs comprises two generous double bedrooms, providing plenty of space for bedroom furniture or a home working setup.

Outside, the home benefits from an enclosed rear garden, with a small patio area perfect for outdoor seating, leading onto a lawned grass section. On-street parking is available via a resident permit from the local council.

Conveniently located, the property is just a short walk to Newport town centre, the hospital, supermarkets, and a variety of pubs and local amenities.

- 2 double bedrooms
- Spacious lounge diner
- Fitted kitchen with storage
- Downstairs bathroom
- Enclosed rear garden
- Small patio area
- On-street permit parking
- Short walk to town centre
- Near hospital and shops

Council Tax Band B | EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	