

5 Clarence Road, Newport, PO30 1ER
Asking Price £260,000
EPC Rating: D Council Tax Band: C



Tucked away in one of Newport's most sought-after residential streets, is a beautifully presented period home that has been lovingly maintained and is ready to move straight into.

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new

Call or WhatsApp: 01983 642622
office@elliottlincoln.co.uk
www.elliottlincoln.co.uk

5 Clarence Road, Newport, PO30 1ER



Ground Floor
Floor area 57.8 sq.m.
(622 sq.ft.)

First Floor
Floor area 41.4 sq.m.
(445 sq.ft.)

Second Floor
Floor area 12.2
sq.m. (132 sq.ft.)

Total floor area: 111.4 sq.m. (1,199 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ELLIOTT LINCOLN
ESTATE AGENTS & ASSOCIATES

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 62 | 70 |
| England & Wales | | EU Directive 2002/91/EC | |