

FREEHOLD



House - Semi-Detached

**9 FRIARS ROAD,  
NEWPORT,  
NEWPORT, NP20  
4ET**

**£265,000**

FEATURES



**HarveyBowes**  
REAL ESTATE

# 2 Bedroom House - Semi-Detached located in newport

This charming semi-detached home is full of character and period features, offering well-proportioned and versatile accommodation throughout.

Upon entering, you are welcomed into an entrance hallway with stairs leading to the first floor. From the hallway, there is access to a convenient downstairs WC and two reception rooms. The larger of the two reception rooms provides an excellent living and entertaining space and leads through to the kitchen. The second reception room offers flexibility and could be used as a formal dining room, additional sitting room, or home office to suit individual needs. The hallway also provides access to the rear of the property.

The galley-style kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks, creating a practical and functional cooking space. The kitchen leads through to a useful utility area, which in turn provides access to the enclosed rear courtyard — ideal for low-maintenance outdoor enjoyment.

To the first floor, the property offers two well-proportioned double bedrooms and a family bathroom. Each room is bright and airy, maintaining the home's sense of space and character.

Combining period charm with practical living space, this property presents an excellent opportunity for buyers seeking a home with personality, generous accommodation, and convenient access to local amenities and transport links.

Call us on

**01633 740990**

## Council Tax Band

**C**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.