



Hearn Street | | Newport | PO30 5EH

Offers In Excess Of £170,000



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Offered CHAIN FREE!! This charming 3 bedroom terraced house is located in the heart of Newport town centre, within walking distance to all local amenities, bus routes & local schools. The property consists of a living room, dining room, kitchen and lean to/utility room. Upstairs currently offers two single bedrooms, which could easily be reconfigured back into a generous double bedroom if preferred, double bedroom and family bathroom. Outside offers a good-sized courtyard area including garden shed/workshop with power & lighting and outhouse. Other benefits of the property includes loft access with great potential for a loft conversion, gas central heating and double glazing. Offering great potential, this property is well-suited to both investors and first-time buyers.

- CHAIN FREE!!
- TERRACED HOUSE
- PRIVATE GARDEN
- 3 BEDROOMS
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT

Entrance Hall

Living Room

10'11" x 10'3" (3.33 x 3.12)

Dining Room

10'10" x 13'8" (3.30 x 4.17)

Kitchen

12'6" x 5'5" (3.81 x 1.65)

Lean to/Utility room

5'7" x 7'3" (1.70 x 2.21)

Landing

Bedroom 1

10'10" x 9'6" (3.30 x 2.90)

Bedroom 2

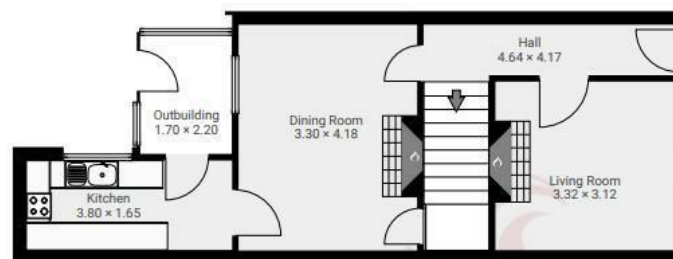
10'9" x 5'2" (3.28 x 1.57)

Bedroom 3

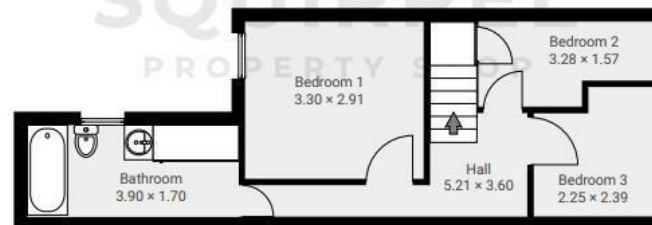
7'5" x 7'10" (2.26 x 2.39)
(2.25 x 2.40))



▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **B**
EPC Rating **D**

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