



Fairlee Road | | Newport | PO30 2EJ

£1,300

RED
SQUIRREL
PROPERTY SHOP

Fairlee Road |
Newport | PO30 2EJ
£1,300

AVAILABLE NOW!! Is this 3 bedroom semi-detached house is located in a sought-after location within walking distance to Newport town centre, local schools and amenities. The modernized property consists of a spacious living room, dining room, newly-fitted kitchen and downstairs shower room. Upstairs consists of three good-sized bedrooms. Outside offers a laid-to-lawn garden with side access. Other benefits of the property includes newly-fitted flooring, driveway, gas central heating and double glazing throughout!
PLEASE CONTACT US FOR A VIDEO TOUR!

- AVAILABLE NOW
- 3 BEDROOMS
- SEMI-DETACHED HOUSE
- NEWLY REFURBISHED THROUGHOUT
- DRIVEWAY PARKING
- WALKING DISTANCE TO TOWN CENTRE

| | |
|--|--------------------------------------|
| Entrance Hall | Bedroom 1 11x8 (3.35m x 2.44m) |
| Living room 13x10 (3.96m x 3.05m) | Bedroom 2 12x9.5 (3.66m x 2.74m) |
| Dining Room 11.4x12.5 (3.35m x 3.66m) | Bedroom 3 8.2x8.3 (2.44m x 2.44m) |
| Kitchen 9x8 (2.74m x 2.44m) | |
| Shower room 5.7x5.2 (1.52m x 1.52m) | |



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | | 61 |
| (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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