



Manor Crescent | | Newport | PO30 2BL

Offers In Excess Of £220,000



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Located on the outskirts of Newport is this 3 bedroom terraced house. The spacious accommodation comprises a Dining Room, and Lounge with sliding doors that lead out to the garden. The three Bedrooms are all located on the first floor, along with a family bathroom. The property also benefits from off road parking for two vehicles and side access to the garden which is predominantly laid to lawn.

- WALKING DISTANCE TO TOWN CENTRE
- GARDEN
- CONSERVATORY
- 3 BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING

Entrance Hallway

Kitchen

17'8" x 12'0" (5.38 x 3.66)

Living Room

17'8" x 11'7" (5.38 x 3.53)

Conservatory

8'6" x 12'8" (2.59 x 3.86)

Bedroom 1

12'1" x 13'5" (3.68 x 4.09)

Bedroom 2

7'4" x 8'1" (2.24 x 2.46)

Bedroom 3

12'0" x 9'11" (3.66 x 3.02)

Bathroom

7'4" x 8'3" (2.24 x 2.51)

Outside



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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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