

Orchard Street Newport, PO30 1JZ

£165,000



Offered CHAIN FREE! Is this well-presented home located in the centre of Newport town, within short walking distance to all local schools, shops and travel links. The property has recently had a new kitchen & bathroom fitted and consists of an open-plan lounge/modern-fitted kitchen area with bespoke made chair lift, the owner is happy to leave this or remove and make good of. Furthermore you have a dining room, downstairs cloakroom, two double bedrooms and modern-fitted bathroom. Other benefits of the property include enclosed rear garden, gas central heating and double glazing. This is a must see!!

CHAIN FREE

TOWN CENTRE LOCATION

WELL PRESENTED

2 DOUBLE BEDROOMS

WALKING DISTANCE TO ALL AMENITIES

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Porch

Double glazed front door. Door leading to dining room.

Dining Room 13' 4" x 9' 8" (4.06m x 2.94m)

Double glazed window to front aspect. Radiator. Feature fireplace.

Living/Kitchen Area 25' 0" x 9' 8" (7.61m x 2.94m)

An open plan space set over two areas, living space and modern fitted kitchen. Living area: Radiator. Stairs leading to first floor. Bespoke made chair lift, the owner is happy to leave this or remove and make good of. Kitchen area: Fitted base & wall units. Instant hot tap. Integrated appliances. Double glazed French doors to rear aspect overlooking garden. Door to downstairs WC/utility area.

Downstairs WC/Utility Area

Low level WC. Wash hand basin. Space for washing machine. Double glazed window to rear aspect. Wall mounted Glow Worm boiler.

First Floor Landing

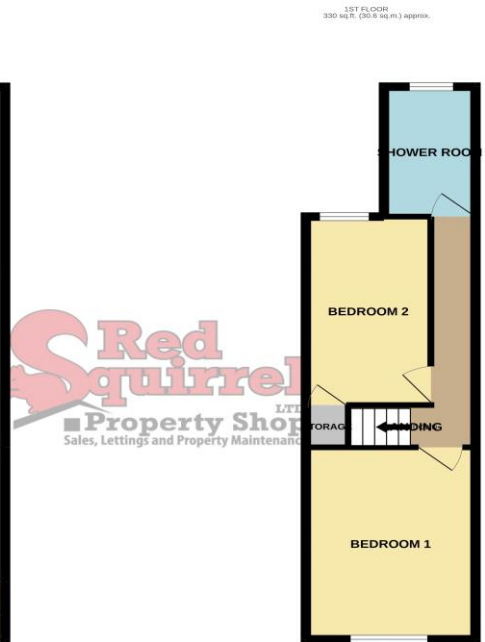
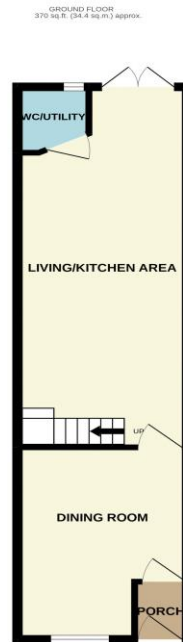
Loft hatch access. Radiator. Doors off to:

Bedroom 1 14' 1" x 9' 8" (4.29m x 2.94m)

Double glazed window to front aspect. Radiator. Loft hatch access.

Bedroom 2 13' 1" x 7' 2" (3.98m x 2.18m)

Double glazed window to rear aspect. Radiator. Over stairs storage cupboard.



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency over time.
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Bathroom 9' 2" x 5' 2" (2.79m x 1.57m)

Walk in shower enclosure. Double glazed window to rear aspect. Low level WC. Pedestal wash hand basin. Heated towel rail.

Garden

Easily maintainable rear garden laid to artificial grass.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

