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11 Godric Road, Newport, PO30 2FP

Price £229,500

A Stylish Two Bedroom Home with £1,000 Seller Contribution

A beautifully presented two-bedroom modern home situated on the popular southern outskirts of Newport, conveniently placed for local schools, transport links, St Mary's Hospital and the new major retail park consisting of leading retailers including Aldi, Costa Coffee and McDonald's.

Recently redecorated throughout and benefiting from new flooring, the property has a fresh and contemporary feel and is ready to move straight into, with no immediate work required.

The accommodation is well proportioned and thoughtfully arranged for modern living, while outside there is a garage together with driveway parking for two vehicles.

Offered with no onward chain, the property would make an excellent first home or a straightforward investment opportunity, particularly for those seeking a low-maintenance property in a convenient location.

As an additional incentive, the seller is offering a £1,000 contribution towards the buyer's costs, subject to the usual terms.

Of particular interest to landlords and investors, the neighbouring property is also available, creating the potential opportunity to acquire two adjoining homes within the same location.

A smart, ready-to-move-into home with genuine appeal for both owner-occupiers and investors.

Front door to Reception Hall with radiator and floor to ceiling storage cupboard. New flooring.

Cloakroom
With WC and hand basin. Cupboard housing boiler and meters. New flooring.

Kitchen
Range of light coloured wall and base units. Built in oven, separate hob and extractor. Single drainer sink unit. New flooring.

Lounge
Spacious living space with patio doors to outside. Two radiators. Understairs recess. New carpets have been laid.

Landing
New carpets laid. Doors off to:

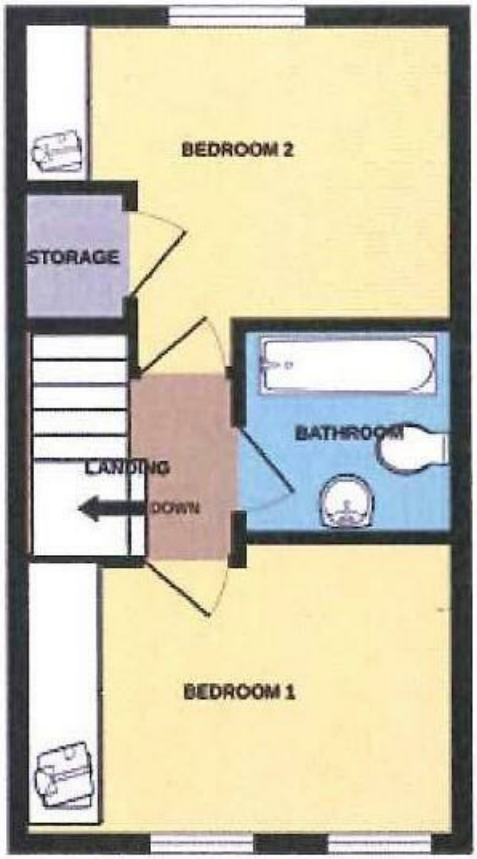
Bedroom One
Front aspect. Built in wardrobe. Radiator. New carpets have been laid.

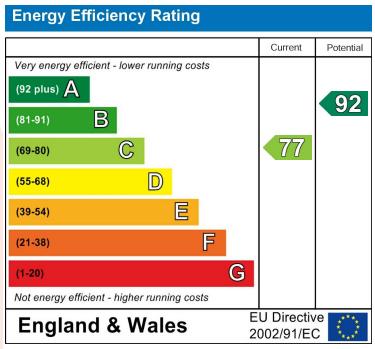
Bedroom Two
Rear aspect. Built in wardrobe. Radiator.

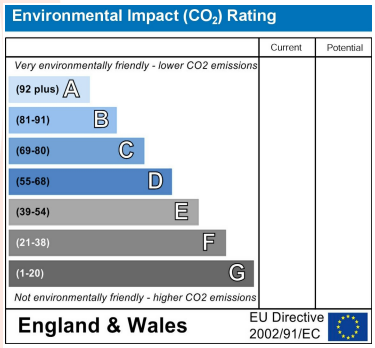
Bathroom
White suite comprising bath with shower over, pedestal hand basin and WC. Heated towel rail. New flooring.

Outside
The property enjoys a deceptively generous rear garden which extends to the side. The garden is provided for ease of maintenance and offers further potential to arrange to suit your own style. GARAGE to rear with power and parking for two cars - a rarity in Newport!

Tenure
This property is Freehold. Council tax band C.







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