

St. Julians Road

NEWPORT, NP19 7GN

AUCTION GUIDE £180,000

**Hern &
Crabtree**



St. Julians Road

Three Bedroom, Detached House In Sought After Location.

A rare opportunity to purchase a detached house on the sought after St Julians Road on the outskirts of Newport city centre. The property requires full refurbishment throughout and offers spacious family accommodation close to all the local amenities on Caerleon Road as well as excellent access to the M4 at Junction 25. The property can be found on the junction with St Annes Crescent and benefits from three reception rooms, ample off road parking, a separate hobby room / home office and good sized gardens.

Ground Floor Entrance hall, cloaks wc, lounge, sitting room and dining room with archway to the kitchen.

First Floor Three bedrooms and a large family bathroom.

Outside Hardstanding to the front providing ample off road parking, elevated terrace to the rear and gardens to the rear and side. There is a separate hobby room / home office to the side of the property with external access from the front.

Viewing Schedule Via Auction House Wales - 01633 212555

Council Tax Band - E

Tenure: See Legal Pack

Buyers Premium

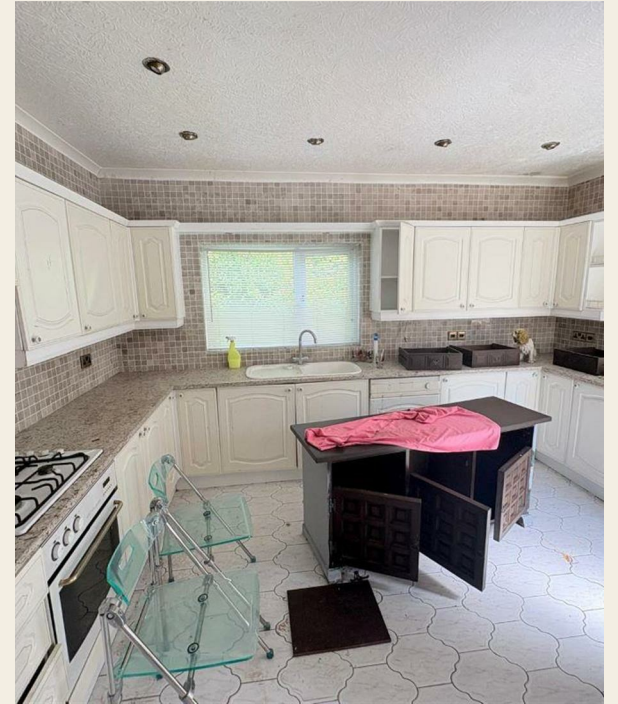
£600 inc VAT payable on exchange of contracts.

Administration Charge

1.5% inc VAT of the purchase price, subject to a minimum of £2100 inc VAT, payable on exchange of contracts.



0.00 sq ft



Good old-fashioned service with a modern way of thinking.



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

