



**Woodland Road
Newport
NP19**

Offers in Excess of £440,000

bettermove

Woodland Road Newport

Bettermove are proud to present this 5 bedroom semi-detached house in Newport, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for up to 6 vehicles, via the driveway.

The council tax band is D.

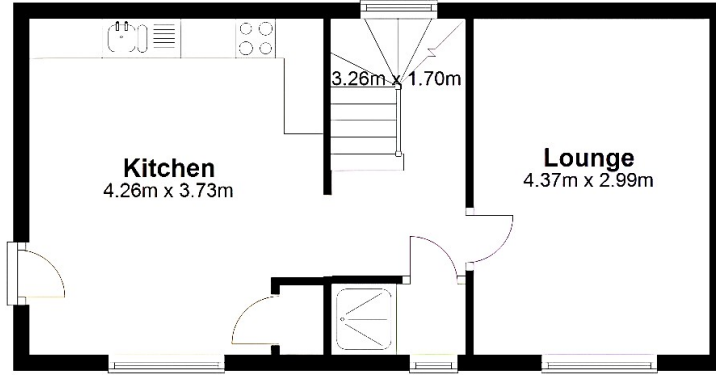
The interior of this well presented property is currently split into two flats. The ground floor flat comprises a spacious living room, fitted kitchen, three double bedrooms, and a family bathroom. The first floor flat consists of the living room, fitted kitchen, two double bedrooms, and a family bathroom.

Located in the popular city of Newport, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Newport train station, a variety of local bus routes, and quick access to the M4.

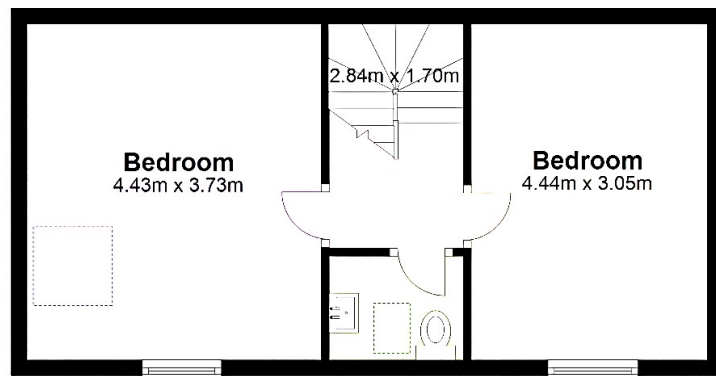
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



First Floor Flat



Top Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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