

## 244 Ringland Circle Newport



### SPACIOUS AND WELL PRESENTED THREE BEDROOM HOME

- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- UTILITY ROOM
- BATHROOM WITH SEPARATE WC
- ENCLOSED REAR GARDEN
- PLEASANT VIEWS TO THE FRONT
- NEAR TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

**£170,000**

## **Ringland Circle, Newport, NP19 9PR**

### **Introduction**

A fantastic opportunity to purchase this well presented and spacious end of terraced family home situated within the popular area of Ringland, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the M4 motorway and A48 being just around the, both providing an easy commute to neighbouring towns and cities.

The property is offered to the market in good order and would make the ideal home for those looking to take their first steps onto the property ladder, or those who need to upsize from two bedrooms.

On entering the property, we are welcomed into the hallway which leads off to an L-shaped lounge/diner and modern fitted kitchen and adjoining utility room then, upstairs, three good sized bedrooms and family bathroom with separate WC. Outside, the frontage offers a large garden with steps down to the road then, to the rear, a good sized garden laid to patio and lawn.

### **Tenure**

Freehold

### **Council tax**

Band B

### **Boundaries**

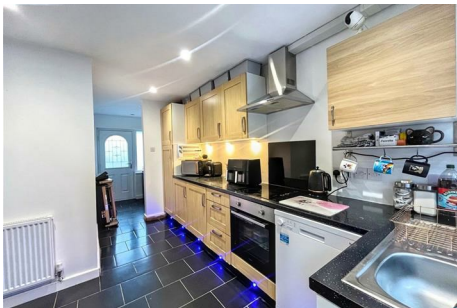
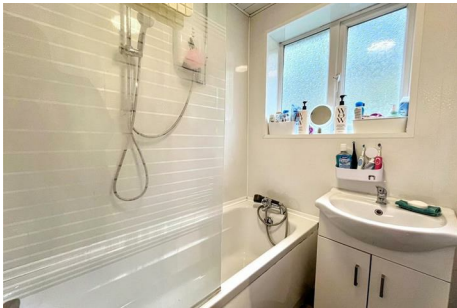
All legal boundaries should be confirmed by your solicitor. Note, the front garden forms part of the property although is on a separate land registry title (this is common with ex-council homes)

### **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.








## Energy Efficiency Rating

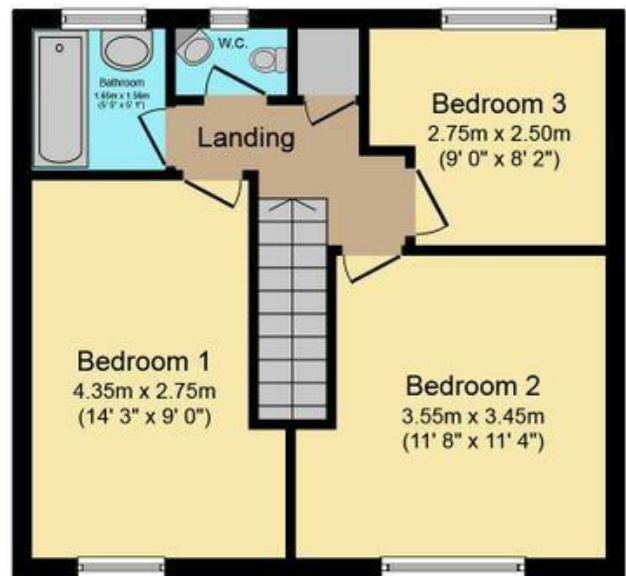
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Total floor area 82.0 sq. m. (883 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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