Corporation Road,

offers in the region of £260,000

- Brilliant location
- 5 Bedrooms
- Perfect investment opportunity
- Council tax Band A
- Perfect opportunity to improve
- EPC Rating: D

5 2 2

peter alan

01633 221892
newport@peteralan.co.uk

About the property

This spacious and versatile property is ideally located close to the town centre, offering excellent access to local amenities, shops, and transport links.

The ground floor comprises a former shop unit, currently used for storage, presenting potential for a variety of uses subject to the necessary consents. Also on this level is a dining room, a comfortable lounge, and a compact kitchen, providing a practical and flexible living arrangement.

On the first floor, the property benefits from a bright and generously sized living room, creating an additional communal space. There are also two well-proportioned double bedrooms, a useful utility area, and a family bathroom, all arranged to support comfortable day-to-day living.

The second floor offers three further double bedrooms, making the property ideal for larger households or investors seeking strong rental potential. The layout provides ample accommodation spread across three floors, allowing for flexibility in use and occupancy.

Additional benefits include a Council Tax Band A, offering lower annual costs, and an EPC rating of D.

This property combines a prime location with substantial living space, presenting an excellent opportunity for both investors and homeowners alike.

Accommodation

Shop

15' 9" x 15' 9" (4.80m x 4.80m)
Dining Room

13' 9" x 9' 2" (4.19m x 2.79m)
Lounge

12' 2" x 11' 2" (3.71m x 3.40m)
Kitchen

10' 6" max x 7' 3" max (3.20m max x 2.21m max)
Landing

Living Room

15' 9" x 14' 5" (4.80m x 4.39m)
Bedroom 4

13' 9" x 9' 10" (4.19m x 3.00m)
Utility

7' 10" x 6' 11" (2.39m x 2.11m)
Bathroom

7' 3" x 5' 2" (2.21m x 1.57m)
Bedroom 5

11' 2" x 10' 6" (3.40m x 3.20m)
Landing

Bedroom 1

15' 9" x 14' 5" (4.80m x 4.39m)
Bedroom 2

13' 9" x 9' 10" (4.19m x 3.00m)
Bedroom 3

11' 10" x 10' 2" (3.61m x 3.10m)

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

Total floor area 202.2 m² (2,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

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