

24 Alicia Crescent Newport



BEAUTIFULLY PRESENTED TWO BEDROOM HOME IN POPULAR LOCATION

- BEAUTIFULLY PRESENTED MID TERRACED HOME
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM
- GOOD SIZED LOUNGE/DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- LOVELY ENCLOSED, LOW MAINTENANCE REAR GARDEN
- ONE ALLOCATED PARKING BAY
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

£180,000

Tel: 01633 212 666 **www.nuttallparker.com**

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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.

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Alicia Crescent, NP20 2FJ

Introduction

A fantastic opportunity to purchase this much improved and beautifully presented Redrow-built home situated within Alexandra Gate, offered to the market in excellent cosmetic order and benefitting from easy access to amenities and major road links. Within walking distance we have bus stops, local shops, pleasant river walks and, slightly further afield, Newport City Centre. Just outside of the development is the A48 which effortlessly links up to the M4 motorway providing an easy commute to neighbouring cities.

The property was built by Redrow Homes c.2007 and has recently been updated in some areas to provide a lovely clean living space. As we enter the property we are welcomed into the hallway which leads off to a kitchen with integrated appliances, ground floor WC and an open plan lounge/diner with doors leading out to an enclosed and recently remodelled rear garden with a gate out to the allocated parking space. Upstairs, the landing leads off to two double bedrooms and stylish bathroom with bath & shower.

Tenure

Freehold. We are advised there is an annual service charge of approximately £200

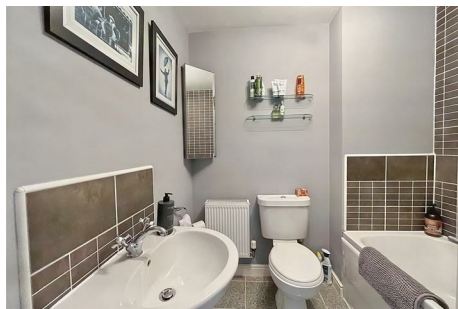
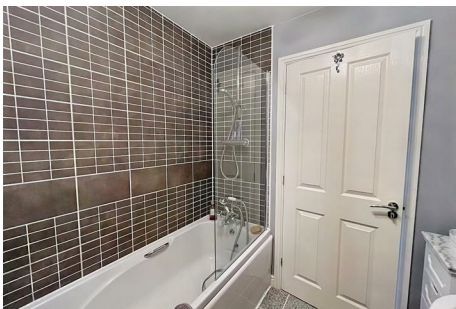
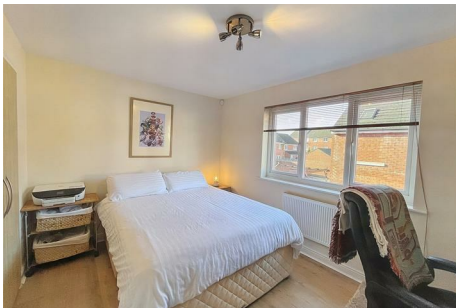
Council tax

Band C


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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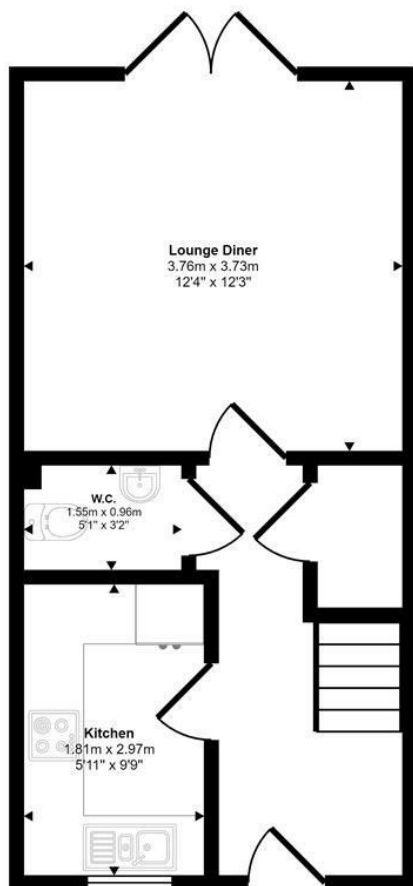
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 79 | |
| (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 |  |

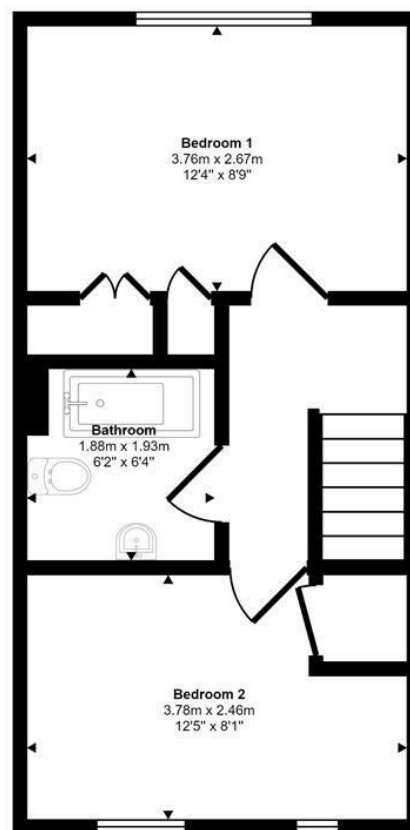
Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

Approx Gross Internal Area
60 sq m / 650 sq ft



Ground Floor
Approx 30 sq m / 325 sq ft



First Floor
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.