



## Alicia Way

£250,000

- Off Road Parking
- Town House
- Master Bedroom with Ensuite
- Low Maintenance Garden
- Close to City Centre
- Council Tax D
- EPC Rating: Awaited



 4  2  2



## About the property

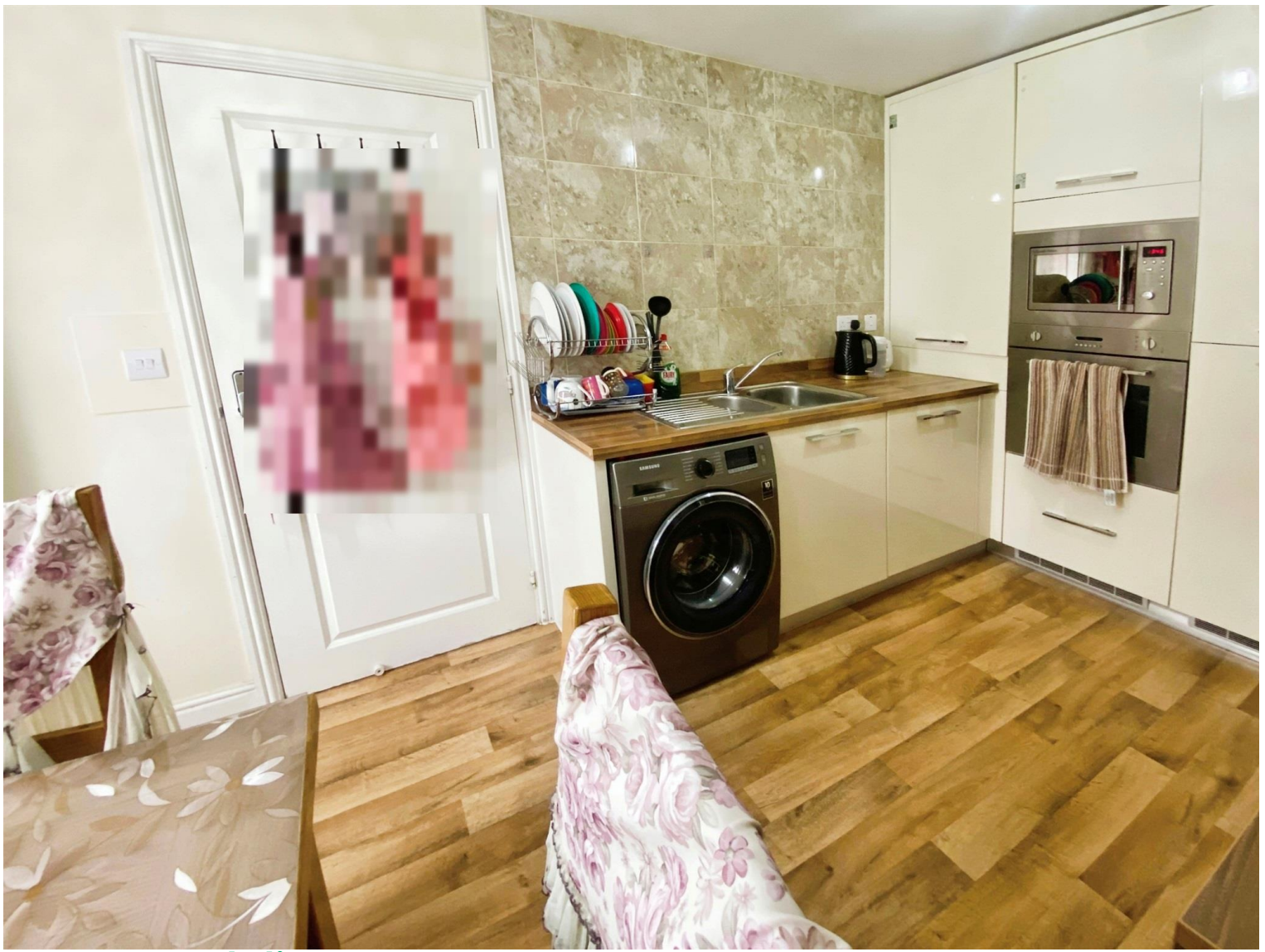
Presenting a neutrally decorated town house for sale, perfect for families, couples, and sharers. The house boasts four bedrooms, two bathrooms, and a host of unique features that make it an irresistible choice for discerning buyers Including newly fitted boiler and bathroom.

The property is blessed with an attractive and peaceful location close to public transport links, local amenities, walking and cycling routes. It also enjoys a riverside location, which adds to its charm.

The house comprises a master bedroom complete with an ensuite, two double bedrooms, and a single bedroom. The master bedroom is a true sanctuary, offering ample space and utmost comfort. The second double bedroom benefits from natural light, creating a bright and inviting space.

The kitchen is a chef's dream, fitted with modern appliances and a dining space for enjoyable family meals. The reception room is equally appealing with large windows, built-in storage, and access to the garden, blending indoor and outdoor living seamlessly.

Benefitting from an EPC rating of 'C' and council tax band 'D', the property also offers parking facilities that add to its convenience. The beautiful garden not only enhances the aesthetic appeal but also provides a perfect setting for alfresco dining or simply relaxing after a busy day.



## Accommodation

### Ground Floor

#### Entrance Hallway

#### Kitchen

8' 3" x 16' ( 2.51m x 4.88m )

#### Living Room

10' 9" x 15' 3" ( 3.28m x 4.65m )

#### Wc

### First Floor

#### Bedroom Two

8' 6" x 15' 6" ( 2.59m x 4.72m )

#### Bedroom Three

8' 6" x 10' 6" ( 2.59m x 3.20m )

#### Bedroom Four

3' x 10' ( 0.91m x 3.05m )

#### Bathroom

### Second Floor

#### Bedroom One

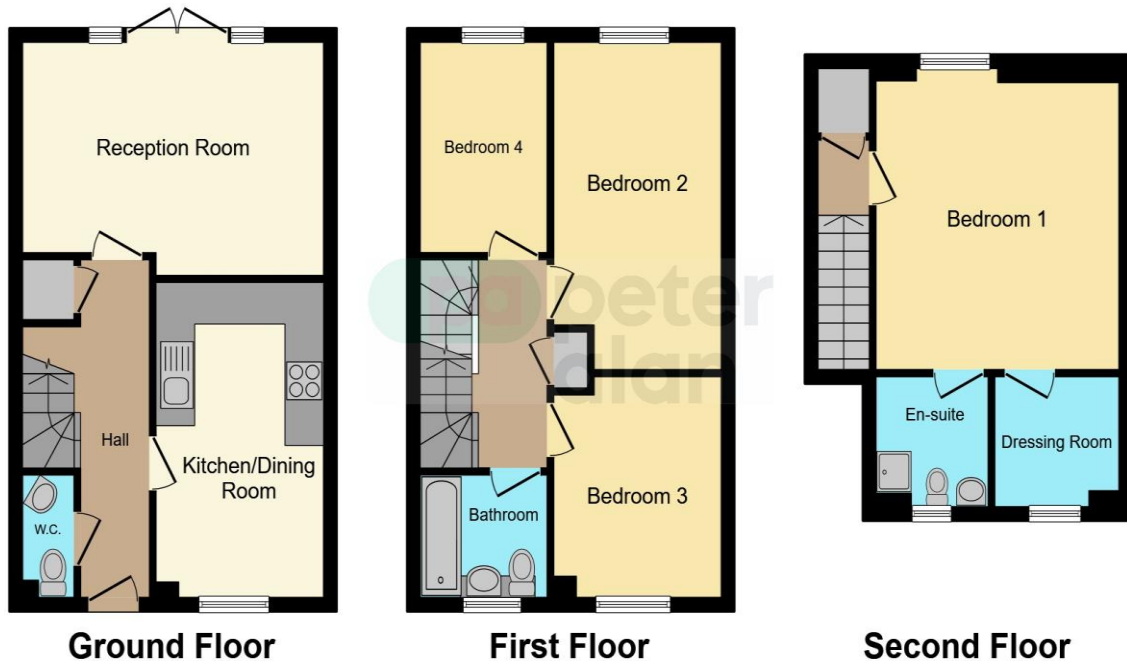
11' 9" x 14' 6" ( 3.58m x 4.42m )

#### Ensuite

01633 221892

newport@peteralan.co.uk

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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