



MARVINS
ESTATE AGENTS



5 CAESARS ROAD, NEWPORT, PO30 5ED

ASKING PRICE £199,000

Hurry to purchase this Terrace House situated in a popular location in the centre of town. The property enjoys 2 Bedrooms plus a super Attic Room, as well as 2 reception rooms and an extended Kitchen area. There is generous outside space and a versatile Summer Chalet is included. The property has recently undergone improvement yet leaves further scope for the new owner to stamp their own mark. With NO ONWARD CHAIN this is a must-see!

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Front door to:

ENTRANCE HALL

Stairs off. Radiator.

LOUNGE

11'1" x 9'11" (3.38m x 3.02m)

Front aspect. Radiator. Open through to the:

DINING ROOM

14'3" x 11'2" (4.34m x 3.40m)

Upstairs cupboard. Radiator. Contemporary style
Fireplace. Glazed servery to the:

KITCHEN/BREAKFAST ROOM

14'5" max x 14' irregular shape (4.39m max x 4.27m
irregular shape)

A Kitchen that extends to a super Breakfast Room which
in turn leads to the outside space. The Kitchen and
Breakfast Area is equipped with a range of attractive
units and breakfast bar. Built in 'Logik' oven and hob.
Single drainer sink unit. There is a Cloakroom off with
WC. Two radiators.

First Floor with stairs off to the Attic Room

BEDROOM ONE

9'8" x 9'11" (2.95m x 3.02m)

Front aspect. Radiator. Built in cupboard.

BEDROOM TWO

14'2" x 11'2" (4.32m x 3.40m)

Cupboard. Contemporary style fireplace. Radiator.
Door to:

BATHROOM

White suite comprising shower cubicle, corner bath, WC
and hand basin.

ATTIC ROOM

14'1" x 11'10" (4.29m x 3.61m)

A useful and versatile space with velux window and
undereaves storage. Radiator.

OUTSIDE

Good size outdoor space which is currently decked for
ease of use and includes a useful Summer Chalet at the
rear ideal for a home office, storage, etc.

TENURE

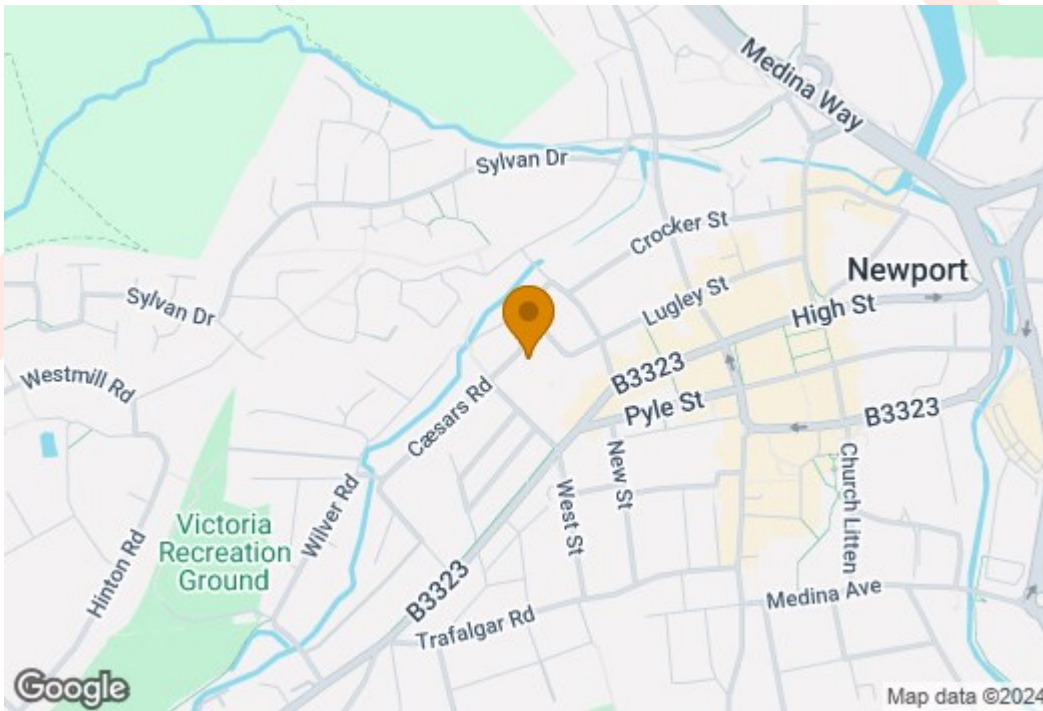
This property is Freehold. Council Tax Band B







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 (CO ₂) 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	

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