



14 Alicia Close, Newport, NP20 2FH

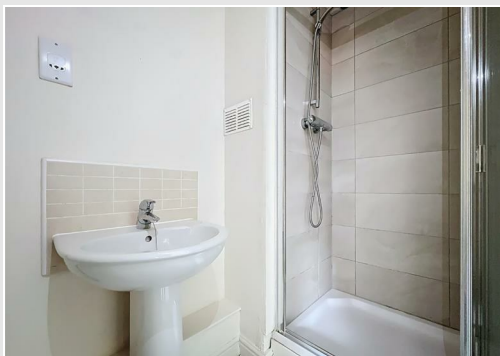
Offers Invited £170,000

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OFFERS INVITED BETWEEN £170,000 - £180,000

Welcome to Alicia Close

Step into this inviting three-bedroom duplex maisonette in the heart of Alicia Close, Newport, offering a perfect mix of modern living and strategic location. Whether you're a first-time buyer looking for a new home, or an investor seeking a reliable rental property, this maisonette ticks all the boxes. With no chain, it's ready for immediate move-in, offering stress-free buying and a quick transition.

Modern Living Spaces

The layout of this duplex maisonette is thoughtfully designed to enhance both comfort and practicality. Spread over two floors, it offers a balance of private sleeping areas and spacious communal spaces. Upon entering the first floor, you are welcomed by a bright, spacious living room, the ideal place to relax and unwind. Natural light pours in through the Juliet balcony, which overlooks the serene River Usk, creating a calm, peaceful environment for residents.

The modern fitted kitchen offers all the conveniences a home cook could want, with integrated appliances including an oven, gas hob, fridge/freezer, and a washer/dryer. A convenient cloakroom with a WC is also on this floor, adding to the practicality of the layout.

Comfortable Lower-Level Bedrooms

The lower level of this duplex maisonette houses three well-sized bedrooms, offering private retreats for each family member or guest. The standout is the master bedroom, featuring an en-suite shower room and direct access to the private rear garden. This thoughtful design ensures privacy and a seamless connection to outdoor space. The remaining two bedrooms are ideal for children, guests, or even a home office, offering versatile living options.

The family bathroom is well-appointed with modern fixtures, providing a comfortable space for daily routines.

Private Rear Garden – A Peaceful Outdoor Space

One of the standout features of this property is the private rear garden, a rare find for a maisonette. Whether you enjoy outdoor dining, gardening, or simply want a quiet space to relax, this garden offers endless possibilities. Its manageable size ensures that you can enjoy the benefits of outdoor space without the demands of high maintenance.

Allocated Parking – Convenience at Your Doorstep

Parking is always a key concern, but with this property, you benefit from a dedicated parking space, ensuring you'll never struggle to find a spot. This hassle-free convenience is perfect for homeowners or tenants who commute by car. There is an annual charge of £150.00 Per Annum for the space.

Energy-Efficient Home

With gas central heating and UPVC double-glazed windows, this maisonette is energy efficient, providing warmth in the colder months and helping to keep energy bills manageable. These features ensure year-round comfort, making it a cosy and inviting space to call home.

Prime Location – Close to Newport City Centre

The location of this maisonette adds to its appeal. Situated in the sought-after area of Alicia Close, it's just a short walk from Newport City Centre, making daily life incredibly convenient. Local shops, cafes, and essential amenities are all within easy reach, providing everything you need for modern living. Friars Walk Shopping Centre is close by, offering a variety of retail, dining, and entertainment options for your convenience.

Excellent Transport Links – Perfect for Commuters

Commuting couldn't be easier from this location, with excellent transport links nearby. The M4 is just minutes away, providing quick access to Cardiff, Bristol, and beyond. For those who prefer public transport, Newport train station is just a five-minute drive away, offering regular services to major cities. Whether you work locally or in one of the nearby cities, this maisonette offers the best of both worlds – a peaceful home environment with excellent access to urban centres.

Investment Potential

In addition to being a lovely home, this property also offers strong investment potential. Newport is a vibrant and growing area, with high demand for rental properties. Its proximity to Newport City Centre, coupled with the no chain aspect and ease of maintenance, makes it an attractive choice for buy-to-let investors. You can expect solid rental returns in this sought-after location.

Scenic Views of the River Usk

One of the most charming aspects of this property is its scenic views of the River Usk. The Juliet balcony in the living room offers a front-row seat to the tranquil waters, adding a peaceful element to everyday living. Whether you're enjoying a cup of coffee in the morning or relaxing after a long day, these views make your home feel like a retreat from the hustle and bustle of everyday life.

A Perfect First-Time Buy or Investment

With its combination of spacious living areas, modern amenities, and convenient location, this duplex maisonette is ideal for first-time buyers looking to get on the property ladder. It offers excellent value for money, with features such as a private garden, en-suite master bedroom, and dedicated parking setting it apart from other properties in the area. Additionally, its low-maintenance nature and desirable location make it a sound investment choice for those looking to rent out their property.

Don't Miss Out – Schedule a Viewing Today

This charming three-bedroom duplex maisonette in Alicia Close won't be on the market for long. With no chain, it's ready for you to move in and start enjoying your new home right away. Whether you're looking for a family home, your first property, or a smart investment, this property offers everything you could want. Contact us today to arrange a viewing and see for yourself why this home is the perfect choice for you.

Living Room

12'0" x 16'1" max (3.67m x 4.92m max)

The spacious living room, measuring 3.67m x 4.92m, is a highlight with its plush new carpeting and smooth, freshly painted walls. Double panelled radiators ensure the space remains cosy, and the French patio doors open to a Juliet balcony, offering picturesque views of the River Usk, making it a perfect setting for relaxation and entertaining guests.

Kitchen

5'5" x 10'7" (1.66m x 3.25m)

Function meets style in the kitchen, equipped with modern appliances, including a built-in oven, gas hob, and an integral fridge/freezer. The practical layout is complemented by wood effect cushion flooring and smooth ceilings, making meal preparation a delight.

Cloakroom

Enter via white wooden door, cloakroom comprising of a white two-piece suite consisting of low-level water closet and wall mounted corner wash hand basin with mixer tap, wood effect cushion flooring, smooth walls with tiled splashbacks, smooth ceiling with extractor fan, wall mounted double panelled radiator.

Ground Floor Landing

Accessed via carpeted stairs with a wall-mounted handrail from the first floor, carpeted landing area, smooth walls, smooth ceiling, wall mounted radiator, built-in under-stairs storage cupboard, doors leading to all three bedrooms and the family bathroom.

Bedroom One

12'7" x 16'1" max (3.85m x 4.91m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted double panelled radiator, built in double wardrobe with sliding mirrored doors, white UPVC double glazed window to rear aspect, white UPVC fully glazed door to rear garden, door leading to en-suite shower room.

En-Suite Shower Room

Enter via white wooden door, en-suite comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and mixer tap and walk-in shower cubicle with wall mounted power shower, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted radiator.

Bedroom Two

7'8" x 9'7" max (2.36m x 2.94m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Bedroom Three

6'1" x 8'10" max (1.87m x 2.71m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Family Bathroom

7'0" x 9'0" max (2.15m x 2.75m max)

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low-level water closet, pedestal wash basin with mixer tap and panelled bath with shower mixer attachment, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted panelled radiator.

Rear Garden

Small garden to the rear with a paved footpath, lawn and gravel area, wooden fencing to boundaries.

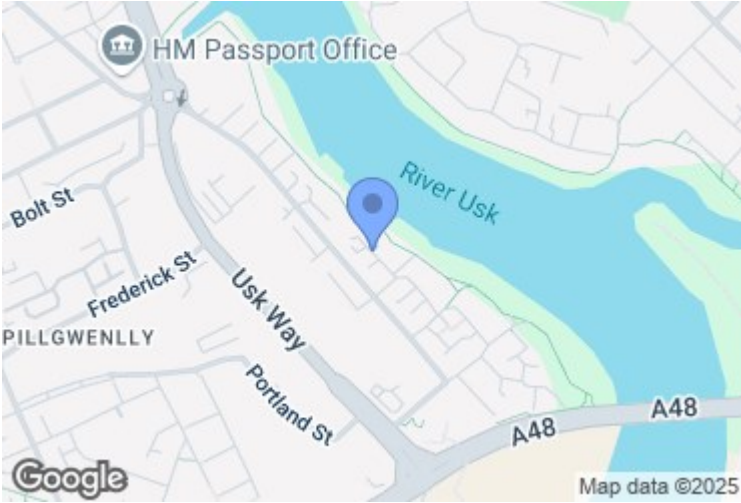
Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 110 years remaining on the lease. The service charge is £50.56 per month, which includes buildings insurance.

Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.

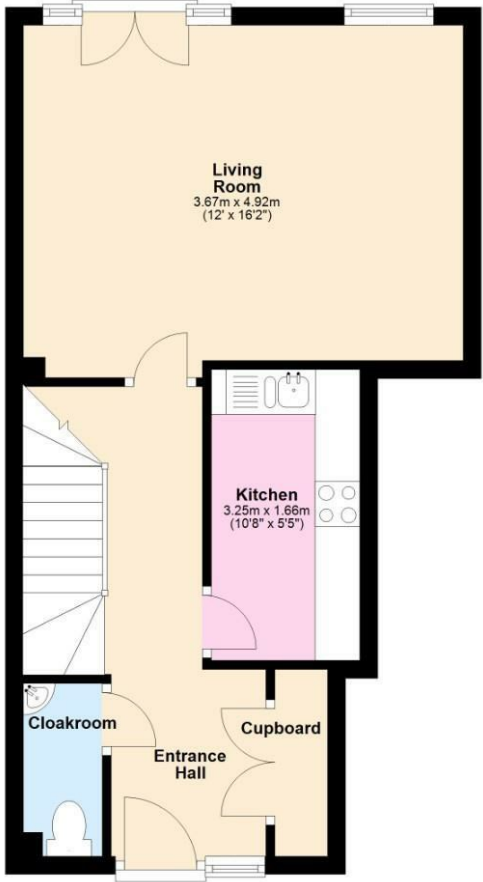




Ground Floor



First Floor



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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