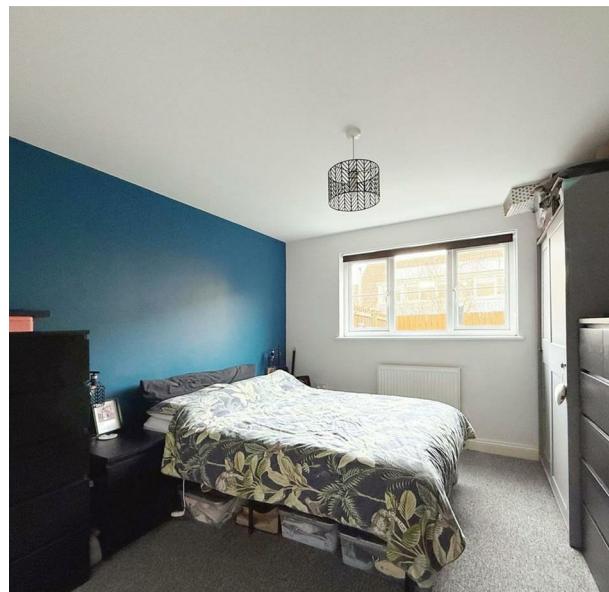


2, Brickfield Mews Woodbine Close, Newport, PO30 1AH

Asking Price £200,000

EPC Rating: C Council Tax Band: B



An exceptional two-bedroom semi-detached house, a true hidden gem nestled in the heart of Newport. Perfectly positioned just a short stroll from popular amenities such as Marks and Spencer, schools, and the local bus station, this property offers the rare combination of seclusion and centrality. Spanning an impressive  $72.5 \text{ m}^2$  (780 ft<sup>2</sup>), this thoughtfully designed home boasts a unique layout with living accommodation on the ground floor and bedrooms and a bathroom located on the lower ground floor. The property is presented in excellent condition, with modern finishes throughout and spacious interiors that cater perfectly to contemporary living.

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**TOTAL:  $72.5 \text{ m}^2$  (780 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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		