



## Sickert Close, offers over £115,000

- Deceptively spacious
- Well presented
- Two bedrooms
- No onward chain
- EPC Rating: C



 2  1  1





## About the property

This well-presented and deceptively spacious two double bedroom flat is located within a highly popular residential area of Newport, offering both comfort and convenience in equal measure. Ideally suited for first-time buyers or investors, the property benefits from close proximity to a wide range of local amenities, shops, schools, and transport links, making it a superb choice for those seeking a well-connected and practical home.

The property is accessed via a communal entrance to the front, leading into a welcoming hallway that sets the tone for the rest of the accommodation. Internally, the flat offers a spacious and well-laid-out interior, comprising a bright and comfortable lounge, an inner hallway, a well-appointed bathroom, two generously sized double bedrooms, and a sizeable kitchen/breakfast room providing ample space for dining and everyday living.

Offered to the market with no onward chain, this property presents an excellent opportunity to acquire a charming and versatile home in a popular and convenient location.



## Accommodation

### Hallway

### Lounge

15' 7" x 11' 9" ( 4.75m x 3.58m )

### Inner Hallway

### Bathroom

### Bedroom One

13' x 11' 2" ( 3.96m x 3.40m )

### Bedroom Two

9' 2" to doorway x 11' ( 2.79m to doorway x 3.35m )

### Kitchen

9' 6" x 7' 10" ( 2.90m x 2.39m )

### Breakfast Area/Utility

11' 2" x 6' 11" ( 3.40m x 2.11m )

### Outside

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)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let