LetsMove









35 Chancery Court, Newport, TF10 7GA

£270,000

Chancery Court is situated in a desirable location, close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its blend of space, comfort, and modern conveniences, this property is sure to appeal to a wide range of buyers. Being sold with no onward chain, do not miss the opportunity to make this lovely house your new home.

Hallway
A spacious and welcoming entrance hallway provides an excellent first impression, with a striped carpet extending up the staircase and continuing to the first floor. A useful storage cupboard beneath the stairs provides valuable additional storage.

Lounge Diner 9'11" x 13'11" (3.02 m x 4.24 m)
A bright and inviting reception space, the lounge diner benefits from large windows and double doors opening onto the rear garden, creating a lovely sense of light and connection with the outside. There is ample space for comfortable seating and a dining table, while neutral décor and soft carpeting create a warm and relaxing environment.

Kitchen 9'7" x 8'7" (2.92 m x 2.61 m)
The well-presented kitchen combines practicality with a bright and pleasant atmosphere. Cream-coloured cabinetry is complemented by dark worktops and tiled splashbacks, with a fitted gas hob and oven. There is also provision for a washing machine and freestanding fridge freezer. Two windows provide excellent natural light and a pleasant outlook.

Utility Room & WC 9'7" x 5'0" (2.92 m x 1.53 m)
A generously sized utility room adjoins the kitchen and benefits from a front-facing window, providing additional storage and useful space for appliances. The utility area leads through to a convenient downstairs cloakroom, fitted with a modern WC and pedestal wash basin.

Bedroom One 9'7" x 13'11" (2.92 m x 4.24 m)



A generous double bedroom enjoying an abundance of natural light from three windows, creating a bright and airy retreat. The spacious layout provides plenty of room for a range of bedroom furniture while retaining a comfortable sense of space. The room is further complemented by a private en-suite shower room.

Bedroom Two 9'11" x 13'11" (3.02 m x 4.24 m)
Another well-proportioned double bedroom, benefiting from two windows and a built-in double wardrobe, providing excellent storage and convenience.

Bedroom Three 9'11" x 9'6" (3.03 m x 2.91 m)
A further well-sized double bedroom situated on the second floor. The room features a floral accent wall and offers good floor space, with ample room for a range of bedroom furnishings.

Bedroom Four 7'0" x 7'3" (2.14 m x 2.21 m)
A versatile single bedroom on the second floor, offering an ideal space for a home office, nursery, dressing room or occasional bedroom, depending on the new owner's requirements.

Bathroom



A spacious and bright family bathroom fitted with a bathtub, WC and wash basin, complemented by tiled surrounds. A separate shower cubicle provides additional practicality and convenience.

Rear Garden
The property benefits from a private and relatively low-maintenance rear garden, featuring a gravelled seating area and a small lawn. The garden is enclosed by fencing and brick walls, providing a pleasant degree of privacy and an ideal space for relaxing or entertaining outdoors.

Garage 9'11" x 19'7" (3.02 m x 5.97 m)
A generously proportioned single garage offering secure parking and excellent additional storage. It provides flexibility for parking, storage or a combination of both, and it is conveniently located just behind the property and accessed via a gateway.

Floor Plan



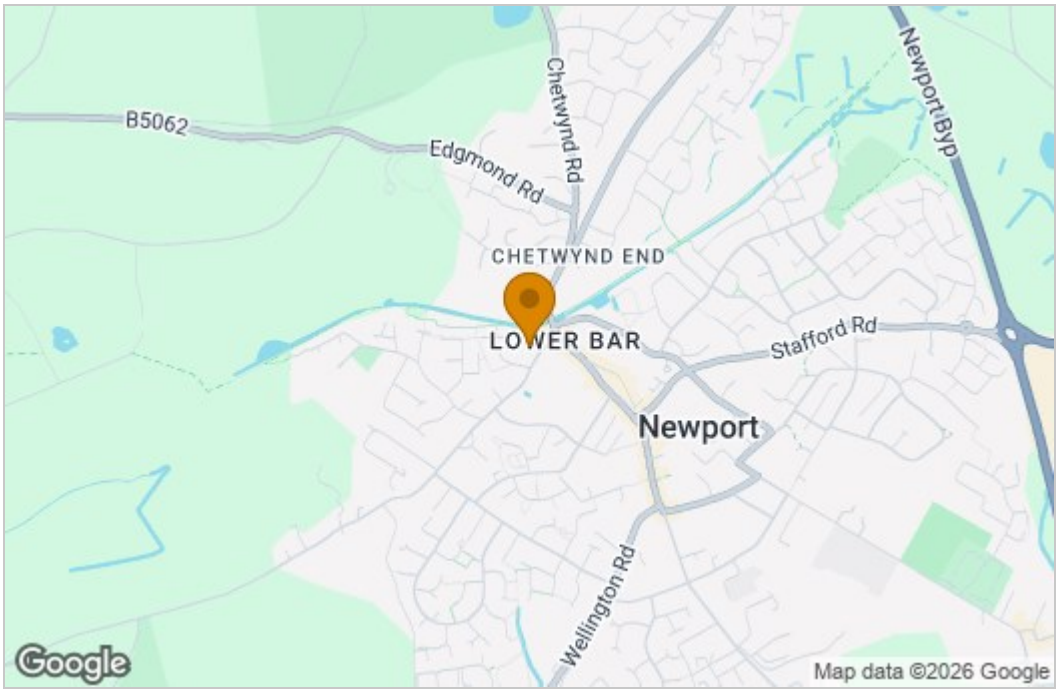
Total: 1173 sq. Ft, 108 m2

Ground Floor: 433 sq. Ft, 40 M2, First Floor: 370 sq. Ft, 34 M2, Second Floor: 370 sq. Ft, 34 m2

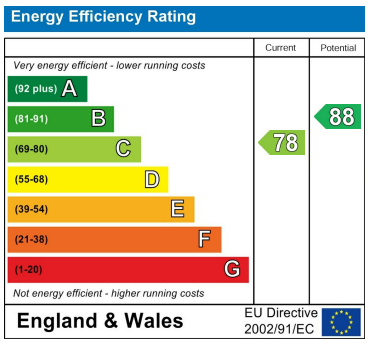
Excluded Areas: Garage: 194 sq. Ft, 18 M2, Walls: 143 sq. Ft, 15 m2

Measurements Deemed Highly Accurate But Not 100%. Agents Assist Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph



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