



**23 Caesar Crescent, Caerleon, Newport.
NP18 3ET
£220,000
Tenure Freehold**

- WELL PRESENTED TERRACED HOUSE
- 3 BEDROOMS
- KITCHEN/DINING ROOM OPENING TO CONSERVATORY
- LIVING ROOM
- FIRST FLOOR BATHROOM
- CLOSE TO SOUGHT AFTER CAERLEON SCHOOLS
- PERFECT FOR FIRST TIME BUYERS

WELL PRESENTED, 3 BEDROOM HOUSE IN CAERLEON WITH KITCHEN/DINING ROOM OPENING TO CONSERVATORY, LIVING ROOM, FIRST FLOOR BATHROOM & EASY ACCESS TO THE M4

Situated in a convenient location close to shops, bus routes, pubs, restaurants and sought after schools is this well presented three bedroom terraced house. In brief the accommodation comprises: To the ground floor an entrance hall with stairs to first floor and storage beneath. A lounge with picture window to front benefits from built in storage to alcoves. The full width kitchen/dining room opens to a conservatory overlooking the rear garden. To the first floor: A landing leads to three bedrooms and a family bathroom with shower over bath. Outside: A patio area leads on to a timber decked seating area, enjoying a sunny aspect, with central garden. Enclosed by fencing with gate to rear.

Services:

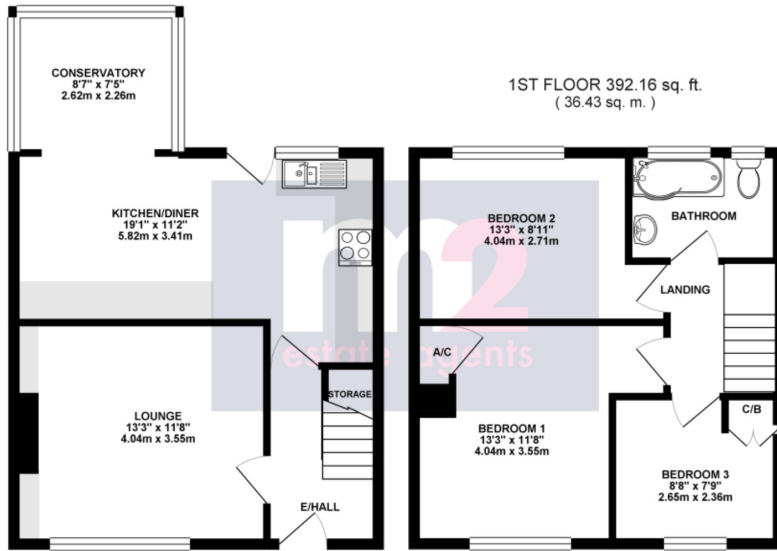
Council Tax Band:

BAND C



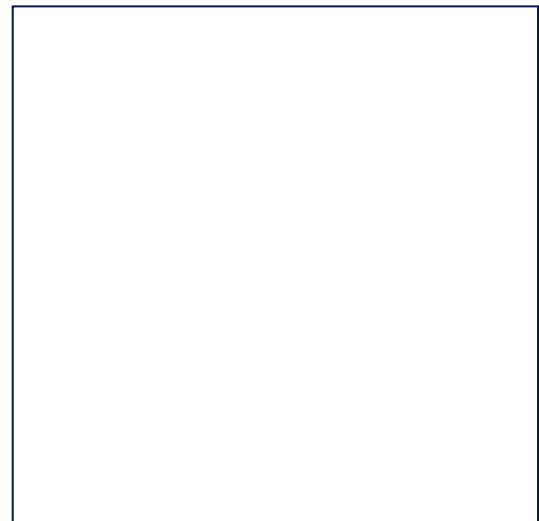
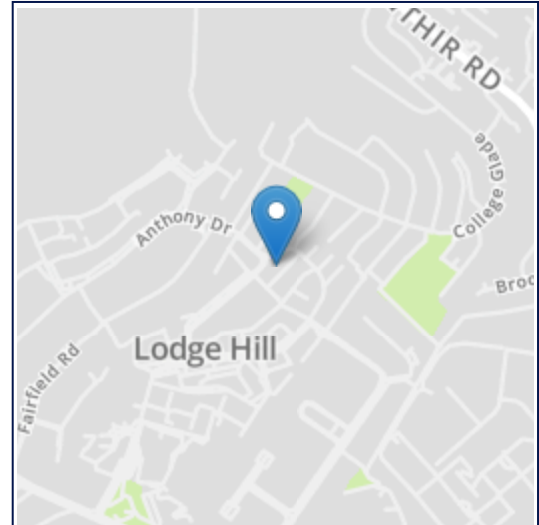
GROUND FLOOR 455.94 sq. ft.
(42.36 sq. m.)

1ST FLOOR 392.16 sq. ft.
(36.43 sq. m.)



TOTAL FLOOR AREA - 848.10 sq. ft. (78.79 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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