



**21 Rees Close, Newport. NP20 6QT**  
**£165,000**  
**Tenure Leasehold**

- BRIGHT GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- POPULAR LEVEL LOCATION
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- LOUNGE
- FRONT AND REAR GARDENS
- GARAGE IN A BLOCK
- NO UPPER CHAIN
- GUIDE PRICE £165,000 - £170,000

GUIDE PRICE £165,000 - £170,000! \*NO CHAIN!! FULLY RENOVATED AND REFITTED TWO DOUBLE BED GROUND FLOOR FLAT ON A LEVEL PLOT WITH GARDENS AND GARAGE \*

Found within a cul de sac in the popular "Woodlands" area of Malpas this well presented and "as new" ground floor flat offers an excellent downsize or first purchase opportunity. The home has been rewired, reskimmed, had a new kitchen, a new shower room, had new radiators for its combi boiler and has new flooring throughout.

The accommodation comprises; entrance hall with store cupboard, two bedrooms, a shower room, a lounge with potential for a fireplace and a kitchen. Outside there are well presented gardens to front and rear, a store area and a single garage in block with space to park in front. There are local shops and pub, a good bus service and swift access onto the main road network. The westerley facing rear backs onto Malpas Road.

Leasehold 189 years from 1960.

EPC rating of C.

Council Tax Band B.

Services:

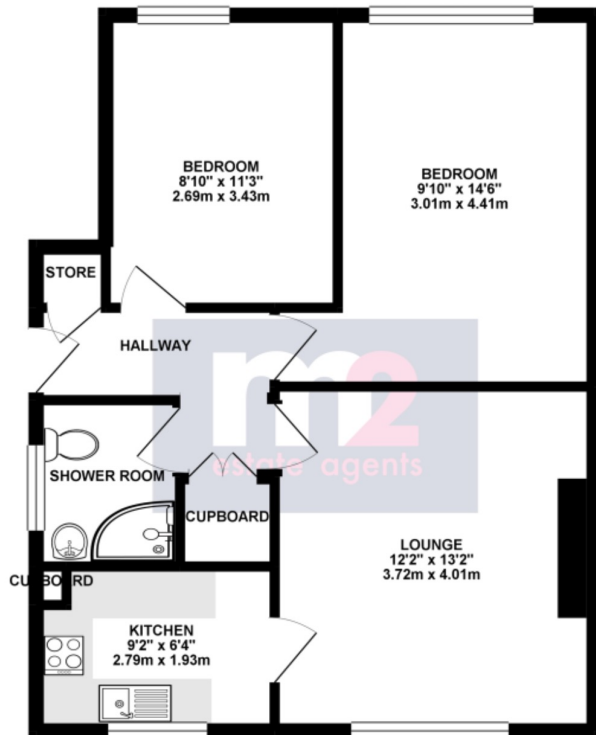
All mains services

Council Tax Band:

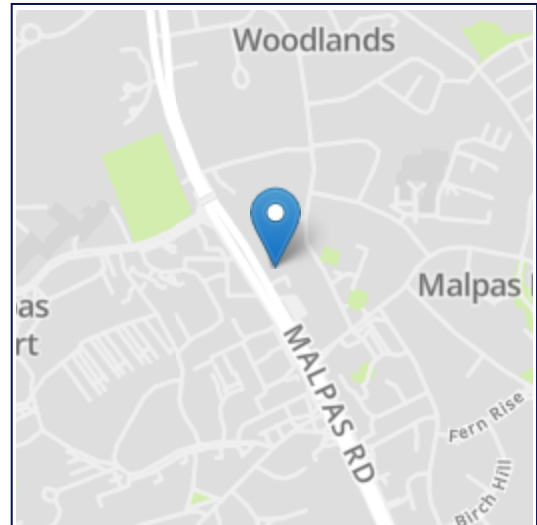
Council Tax Band B. Newport.



GROUND FLOOR



Without entry attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given. Made with Metagen ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>77</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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