



1a Norfolk Road, Newport. NP19 7SL
£225,000
Tenure Freehold

- **UNIQUE DETACHED HOME**
- **3 BEDROOMS**
- **OPEN PLAN KITCHEN / DINING / LIVING ROOM**
- **GROUND FLOOR BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **GATED COURTYARD SETTING**
- **NO CHAIN**
- **POPULAR ST JULIANS AREA**

NO CHAIN! UNIQUE, DETACHED HOME IN THE POPULAR ST JULIANS AREA WITH 3 BEDROOMS, OPEN PLAN KITCHEN/DINING/LIVING ROOM, GROUND FLOOR BATHROOM, EN-SUITE SHOWER ROOM, GATED COURTYARD GARDEN WITH EASY ACCESS TO JUNCTIONS 24 & 25 OF THE M4

Situated in between St Julian's Road & Christchurch Road, within easy access of Junctions 24 & 25 of the M4, this unique detached property offers surprising spacious accommodation and benefits from a large enclosed courtyard providing parking and an easily maintained garden. To the ground floor: A large open plan Kitchen/Dining/Living Room with stairs to the first floor and storage cupboard. A door leads to a ground floor bathroom with cupboard housing the gas boiler. To the first floor: A landing leads to 3 bedrooms the master having an en-suite shower room. Outside: An courtyard laid with cotswold stone chippings enclosed by walling accessed via wrought iron gates.

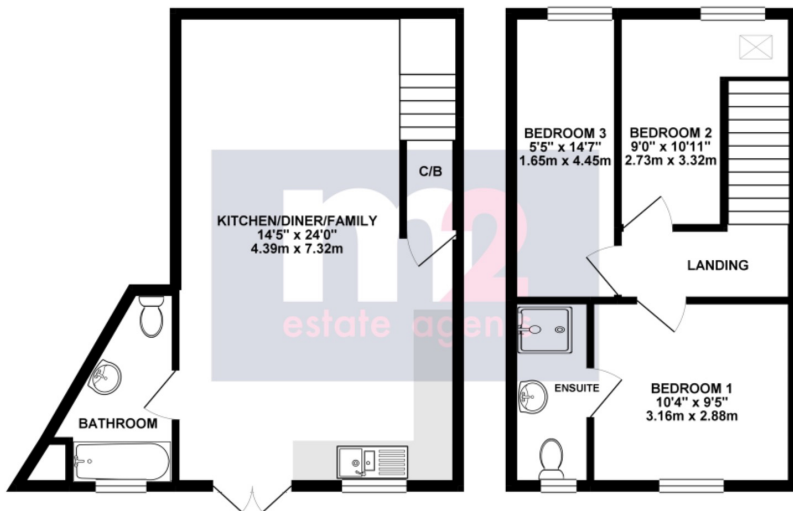
Services:

Council Tax Band:

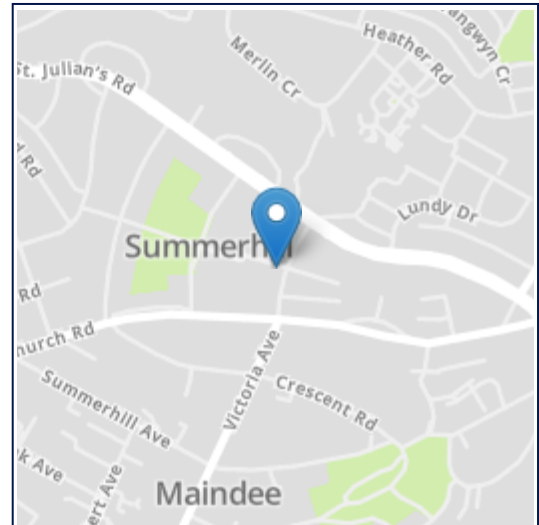


GROUND FLOOR 396.57 sq. ft.
(36.84 sq. m.)

1ST FLOOR 345.77 sq. ft.
(32.12 sq. m.)



TOTAL FLOOR AREA : 742.34 sq. ft. (68.97 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 to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		80
C		
(55-68)		
D		
(39-54)	54	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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