



**10 Eastfield Mews, Caerleon, Newport. NP18
3FW
£140,000
Tenure Leasehold**

- IDEAL PURCHASE FOR FIRST TIME BUYER
- ENTRANCE HALL
- LARGE LOUNGE/DINING ROOM
- GROUND FLOOR APARTMENT
- MODERN KITCHEN
- 2 BEDROOMS
- RE-FITTED BATHROOM
- GAS CENTRAL HEATING
- GARDENS TO FRONT & REAR
- NO CHAIN

A good size 2 bedroom ground floor apartment in this popular location off Eastfield Road. The property benefits from gardens to the front & rear, gas central heating and modern kitchen and bathroom.

An entrance hall leads to the spacious lounge/dining room having full height windows to the front and central door leading to the garden. An open arch leads to the modern kitchen having built in oven and hob.

A large master bedroom leads off the lounge with full height window to rear, the second bedroom leads from the entrance hall.

The modern bathroom is fitted with a white suite having tiled walls and shower over bath.

Outside: A front garden is mainly laid to lawn with bordering shrubs. A shared path leads to the main entrance and rear garden, again laid to lawn with storage shed.

Ground rent £15.75 pa Buildings Insurance £282.62 pa

Services:

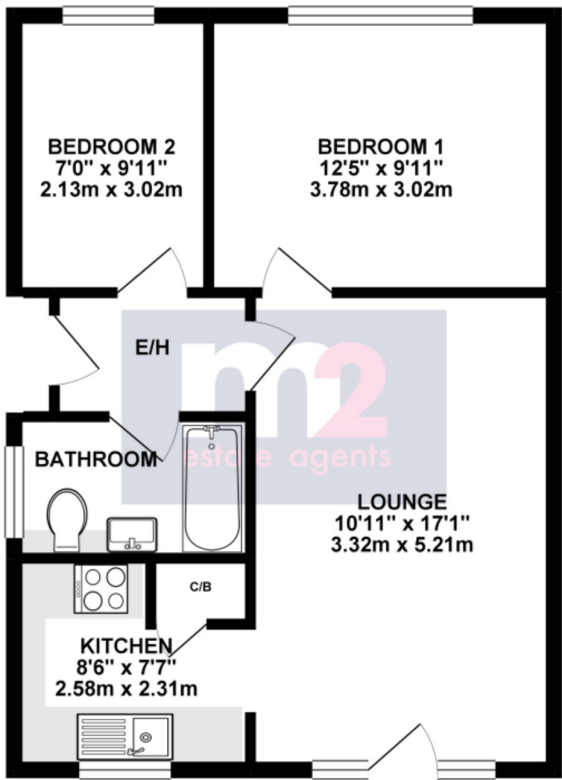
All mains services are connected

Council Tax Band:

C

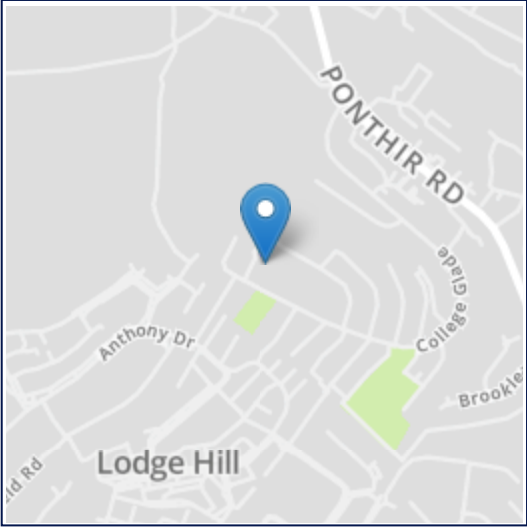


GROUND FLOOR 523.49 sq. ft.
(48.63 sq. m.)



TOTAL FLOOR AREA : 523.49 sq. ft. (48.63 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 as to their operability or efficiency can be given.
Made with HozonHQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) 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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I/We acknowledge that I/we have read and understand your terms letter and that these property (10 Eastfield Mews, Newport, NP18 3FW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____