



**15 Caldicot Street, Newport. NP19 0FS**  
**£150,000**  
**Tenure Freehold**

- **GUIDE PRICE - £150,000 - £160,000**
- **NO CHAIN**
- **SPACIOUS & WELL PRESENTED FAMILY HOME**
- **3 BEDROOMS**
- **POPULAR & CONVENIENT LEVEL LOCATION**
- **ON STREET PARKING**
- **2 RECEPTION ROOMS**
- **UPVC DOUBLE GLAZING & GAS CENTRAL HEATING**
- **EXCELLENT MOTORWAY ACCESS IDEAL FOR COMMUTING**
- **2.9 MILES FROM THE M4, J24 COLDRA INTERCHANGE**

Situated in a popular & convenient location of Newport, just off Corporation Road is this well presented 3 bedroom family home, which offers good family accommodation. The property is located within walking distance to all local amenities, popular primary & secondary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4.

Offering well planned living accommodation briefly comprising, to the ground floor: Entrance Hallway, Lounge to the front, Sitting Room/Dining Room to the rear, Kitchen and Family Bathroom.

On the First Floor: 3 Good size Bedrooms, all well presented.

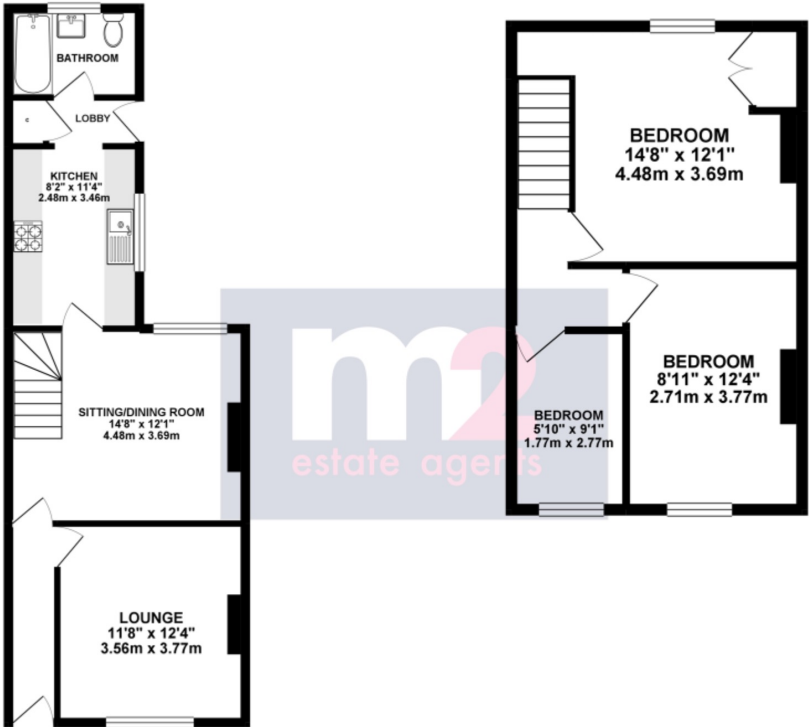
Outside: To the rear is a fantastic, enclosed garden with patio area leading to a good size level lawn. The property further benefits from having a gas central heating via combination boiler and UPVC double glazing throughout.

Services:  
Council Tax Band:

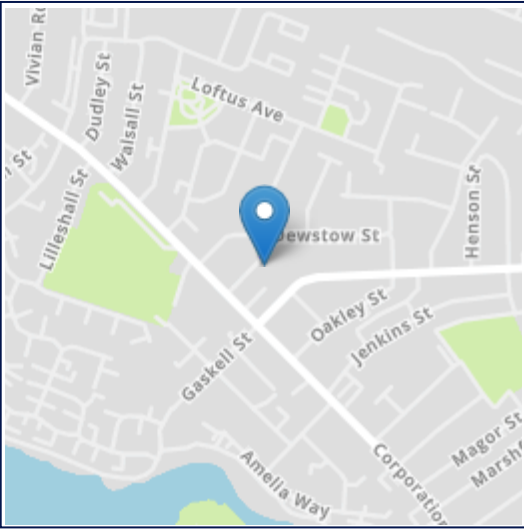



GROUND FLOOR 521.84 sq. ft.  
( 48.48 sq. m. )

1ST FLOOR 359.98 sq. ft.  
( 33.44 sq. m. )



TOTAL FLOOR AREA : 881.82 sq. ft. ( 81.92 sq. m. ) approx.  
While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The names, numbers and addresses shown have not been tested and no guarantee is given to their accuracy or relevance. All rights reserved.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	66	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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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