



14 Tom Mann Close, Newport. NP19 9DR
£139,950
Tenure Freehold

- END TERRACE HOUSE
- ONE DOUBLE BEDROOM
- LIVING ROOM
- KITCHEN
- NO CHAIN

- OFF ROAD PARKING
- GOOD SIZE GARDENS
- PERFECT FOR
DOWNSIZING/RETIREMENT
- CLOSE TO JUNCTION 24 OF THE M4

PERFECT FOR FIRST TIME BUYERS OR RETIREMENT! NO CHAIN! 1 DOUBLE BEDROOM HOUSE IN POPULAR LOCATION WITH FRONT & REAR GARDENS CLOSE TO JUNCTION 24 OF THE M4

Perfect for first time buyers or retirement this one bedroom house is located just off Chepstow Road, close to all local amenities, shops, pubs and with easy access to junction 24 of the M4.

In brief the accommodation briefly comprises, To the ground floor: An entrance porch leads to a lounge with stairs to the first floor. A modern kitchen benefits from built in oven & hob and opens to the rear garden. To the first floor: A landing, with airing cupboard, leads to a double bedroom with built in storage cupboard and double wardrobe. A large bathroom is fitted a white suite having shower over bath. Outside: To the front: A parking area leads on to an easily maintained landscaped garden having steps to the main entrance and side access via gate. To the rear: A patio area leads on to a garden laid to lawn paths extend to the side having space for a shed, all enclosed by fencing.

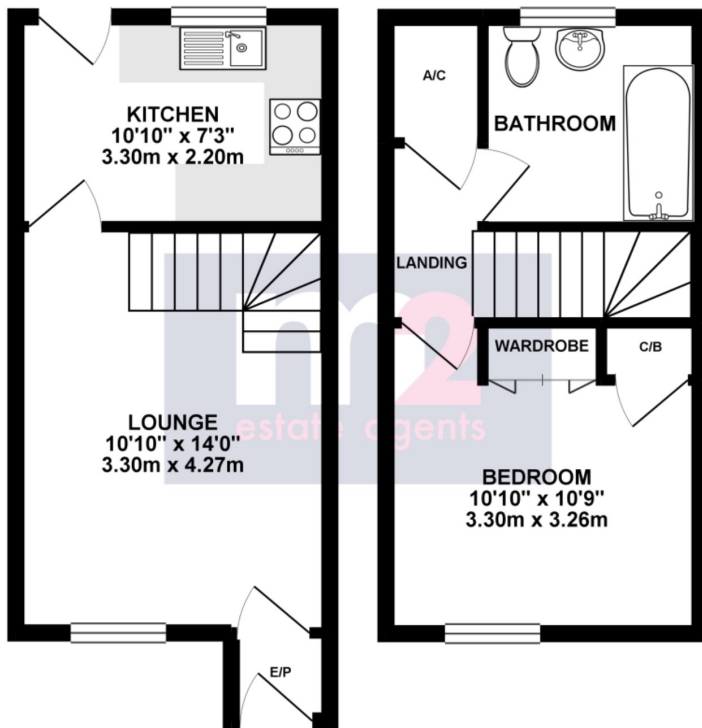
Services:

Council Tax Band:



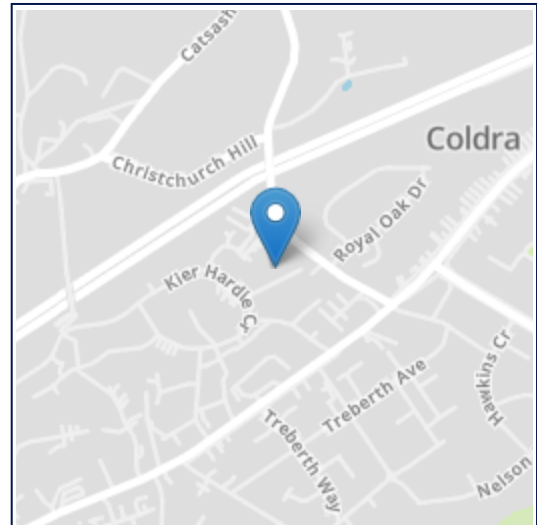
GROUND FLOOR 239.96 sq. ft.
(22.29 sq. m.)

1ST FLOOR 229.65 sq. ft.
(21.34 sq. m.)



TOTAL FLOOR AREA : 469.61 sq. ft. (43.63 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.
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| Energy Efficiency Rating | | |
|---------------------------------------------|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | 88 |
| (69-80) | C | |
| (55-68) | D | 69 |
| (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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