



4 Amber Close, Newport. NP19 0NT
£190,000
Tenure Freehold

- MODERN MID TERRACE HOUSE
- 2 BEDROOMS
- LIVING / DINING ROOM
- KITCHEN / UTILITY
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO NEWPORT CITY CENTRE
- PARKING TO FRONT
- ENCLOSED REAR GARDEN

PERFECT FOR FIRST TIME BUYERS! MODERN, 2 BEDROOM, TERRACED HOUSE WITH KITCHEN, UTILITY, LIVING/DINING ROOM, FIRST FLOOR BATHROOM, ALLOCATED PARKING & WALKING DISTANCE TO NEWPORT CITY CENTRE

Situated on this popular, modern riverside development is this two bedroom mid terrace house, within walking distance to Newport City Centre, all local amenities, Newport Train Station, bus routes and easy access to the M4.

Offering an ideal purchase for a first time buyer having accommodation comprising: To the Ground Floor: An entrance hall with turned stairs to the first floor. The former ground floor w/c now provides a utility room which could easily be converted back having plumbing in situ. The kitchen comprises wall & base units having built in oven & hob. A seprate lounge/diner with large storage cupboard opens to the rear garden. To the first floor: A landing leads to two double bedrooms, the master having a built in storage cupboard. A central bathroom benefits from a shower over bath and part tiled walls.

Outside: To the front: Allocated parking and a forecourt. To the rear: A paved garden with raised planter enclosed by fencing.

Services:

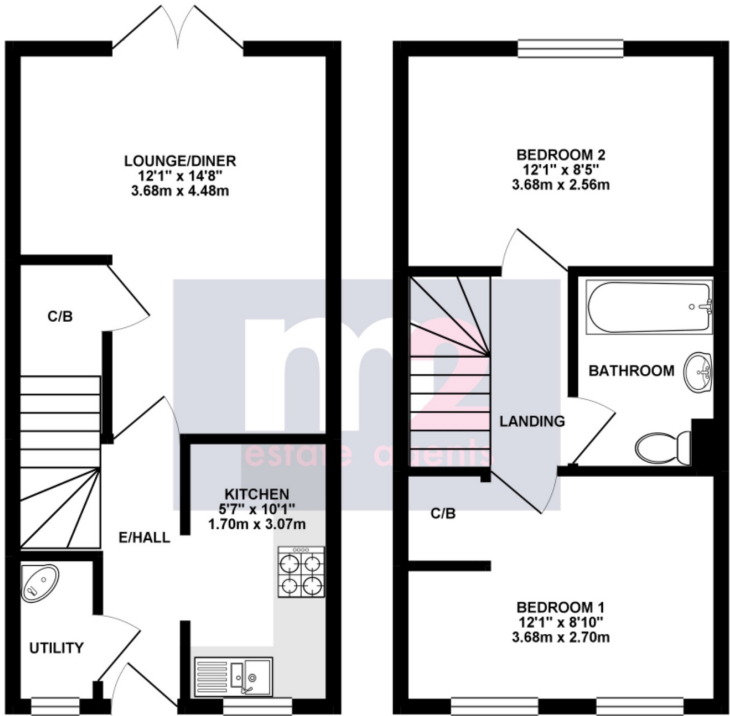
Council Tax Band:

C



GROUND FLOOR 299.14 sq. ft.
(27.79 sq. m.)

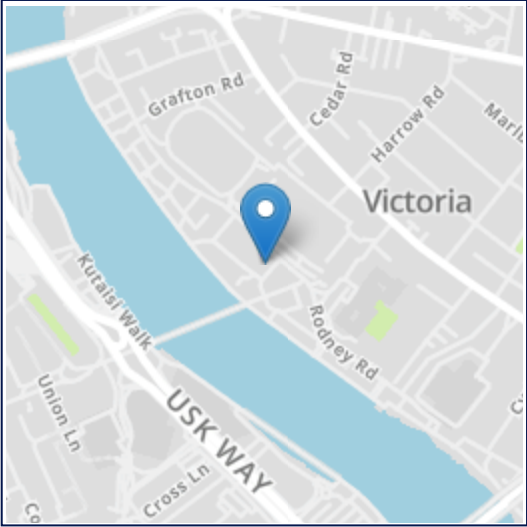
1ST FLOOR 299.14 sq. ft.
(27.79 sq. m.)



TOTAL FLOOR AREA : 598.28 sq. ft. (55.58 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 misstatement. 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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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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