



14 Alicia Close, Newport, NP20 2FH
Offers In Excess Of £180,000

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Introduction

Step into a seamless blend of comfort and convenience with this inviting three-bedroom duplex maisonette in Alicia Close, Newport. Perfect for first-time buyers or those seeking a strategic investment, this home offers a no-chain sale for immediate move-in. Enjoy the modern layout and the serene views of the River Usk, enhancing the appeal of its tranquil yet accessible location.

Situated within walking distance to Newport City Centre, the property benefits from nearby amenities and excellent transport links, making commutes to Cardiff or Bristol a breeze. The lower level houses three cozy bedrooms, including a master with an en-suite and direct garden access, ensuring private, comfortable living spaces throughout.

This maisonette is not just a place to live but a potential haven you'll love coming home to, equipped to cater to the demands of a contemporary lifestyle.

Prime Location

Nestled in a desirable area with scenic views of the River Usk, the property benefits from its proximity to Newport City Centre, accessible within walking distance. The location is ideal for professionals commuting to Cardiff or Bristol, with easy access to the M4 and close proximity to the train station. Local shops and essential services add to the convenience, making everyday living easy and stress-free.

Investment and Potential

This maisonette is not only a comfortable residence but also offers investment potential, thanks to its sought-after location and robust rental demand in Newport. The no-chain aspect facilitates a swift transaction, making it an attractive option for those eager to move without delay.

Benefits

With its blend of comfort, convenience, and charm, this three-bedroom duplex maisonette in Alicia Close represents a superb opportunity to own a delightful home in a vibrant community. Its array of features, from the en-suite master bedroom to the private garden and excellent transport links, ensures it stands out as an ideal choice for a variety of buyers.

Entry and Reception

Upon entering through a UPVC door, you are welcomed by a newly carpeted entrance hall that introduces a sense of warmth and modernity. It features a built-in double storage cupboard, essential for organising essentials.

Living Room

12'0" x 16'1" max (3.67m x 4.92m max)

The spacious living room, measuring 3.67m x 4.92m, is a highlight with its plush new carpeting and smooth, freshly painted walls. Double panelled radiators ensure the space remains cosy, and the French patio doors open to a Juliet balcony, offering picturesque views of the River Usk, making it a perfect setting for relaxation and entertaining guests.

Kitchen

5'5" x 10'7" (1.66m x 3.25m)

Function meets style in the kitchen, equipped with modern appliances, including a built-in oven, gas hob, and an integral fridge/freezer. The practical layout is complemented by wood effect cushion flooring and smooth ceilings, making meal preparation a delight.

Cloakroom

Enter via white wooden door, cloakroom comprising of a white two-piece suite consisting of low-level water closet and wall mounted corner wash hand basin with mixer tap, wood effect cushion flooring, smooth walls with tiled splashbacks, smooth ceiling with extractor fan, wall mounted double panelled radiator.

Ground Floor Landing

Accessed via carpeted stairs with a wall-mounted handrail from the first floor, carpeted landing area, smooth walls, smooth ceiling, wall mounted radiator, built-in under-stairs storage cupboard, doors leading to all three bedrooms and the family bathroom.

Bedroom One

12'7" x 16'1" max (3.85m x 4.91m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted double panelled radiator, built in double wardrobe with sliding mirrored doors, white UPVC

double glazed window to rear aspect, white UPVC fully glazed door to rear garden, door leading to en-suite shower room.

En-Suite Shower Room

Enter via white wooden door, en-suite comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and mixer tap and walk-in shower cubicle with wall mounted power shower, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted radiator.

Bedroom Two

7'8" x 9'7" max (2.36m x 2.94m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Bedroom Three

6'1" x 8'10" max (1.87m x 2.71m max)

Enter via white wooden door, newly carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Family Bathroom

7'0" x 9'0" max (2.15m x 2.75m max)

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low-level water closet, pedestal wash basin with mixer tap and panelled bath with shower mixer attachment, wood effect cushion flooring, smooth walls with tiled splashback, smooth ceiling with extractor fan, wall mounted panelled radiator.

Rear Garden

Small garden to the rear with a paved footpath, lawn and gravel area, wooden fencing to boundaries.

Parking

There is an allocated parking space to the front of the property. There is an annual charge of £150.00 Per Annum for the space.

Tenancy

The property is currently let at £825.00 per month, on a fixed-term contract.

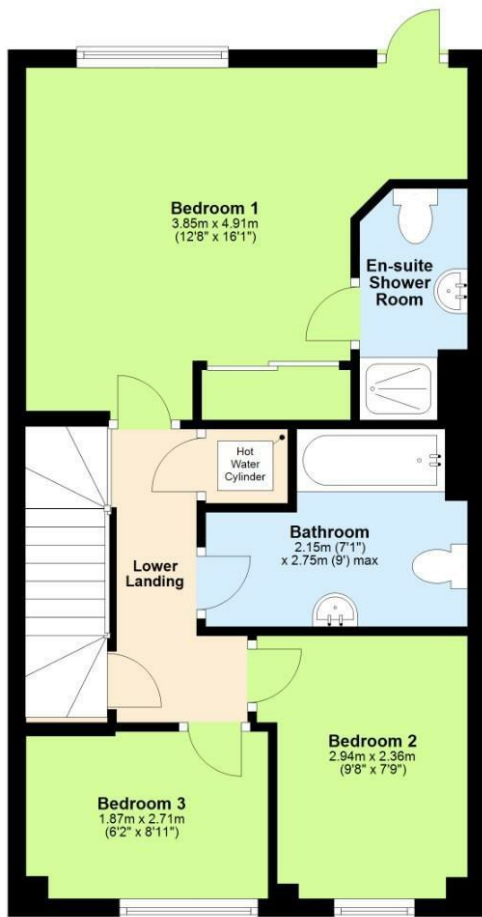
Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 110 years remaining on the lease. The service charge is £50.56 per month, which includes buildings insurance.

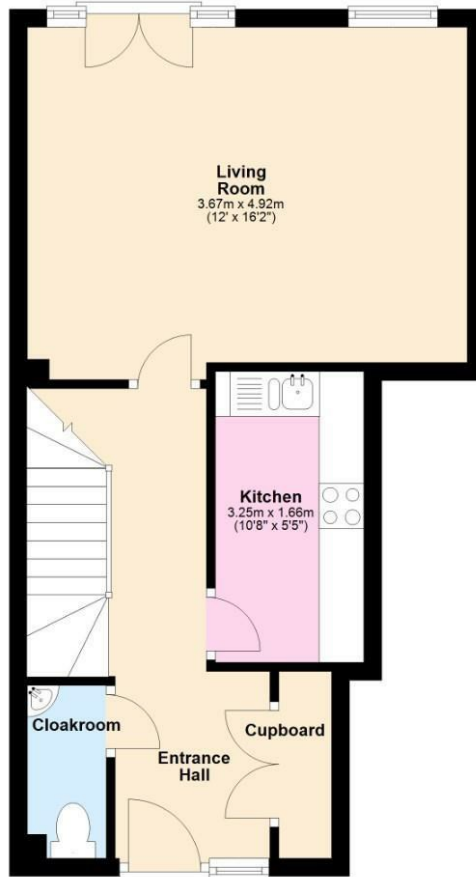
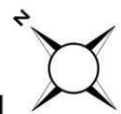




Ground Floor



First Floor



Energy Efficiency Rating		
Current	Potential	
78	80	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
Current	Potential	

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.