

6 Hanbury Close Caerleon Newport



BEAUTIFULLY PRESENTED REFURBISHED THREE STOREY HOME IN CAERLEON VILLAGE

- IMMACULATE THREE-STOREY HOME IN CAERLEON VILLAGE
- OFF ROAD PARKING
- RECENTLY REFURBISHED THROUGHOUT
- TWO BEDROOMS PLUS USABLE LOFT ROOM
- HIGH SPEC KITCHEN WITH BREAKFAST AREA
- LOVELY LOUNGE LEADING OUT TO PRIVATE PATIO
- NEW GAS COMBI BOILER
- LOCATED IN THE HEART OF CAERLEON
- CLOSE TO MAJOR ROAD CONNECTIONS
- MUST BE VIEWED TO APPRECIATE

£310,000

Tel: 01633 212 666 www.nuttallparker.com

info@nuttparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Hanbury Close, Caerleon, Newport, NP18 1QD

Introduction

A fantastic and very rare opportunity to purchase this immaculately presented and recently refurbished home situated in the heart of Caerleon Village in Newport, just minutes from excellent amenities and major road connections. Within walking distance there are local shops and restaurants/pubs, bus stops and well regarded schools as well as the M4 being just a few miles away.

The property has recently undergone refurbishment to include a new gas boiler, a replacement consumer unit as well as a full cosmetic overhaul including kitchen, bathrooms, decoration and flooring. Its ideal South-facing position means the majority of the time the sun will be on the rear of the property where there is a lovely private patio as well as views over the River Usk.

Upon entering the property, you are welcomed into the hallway which leads off to a WC, a superb kitchen/breakfast area with integrated Bosch appliances and a full-width lounge. The first floor is home to two double bedrooms (bedroom 1 featuring fitted wardrobes) and a luxurious bathroom and matching en-suite to the main bedroom. Another staircase leads up to the attic room which is currently being used as a study but could be useful as additional living spaces to suit the needs of the purchaser.

Outside, the front courtyard provides off road allocated parking and, to the rear, an enclosed patio area.

Tenure

Freehold. We are advised there is a monthly service charge of £6 payable for the upkeep of insurance and communal areas.

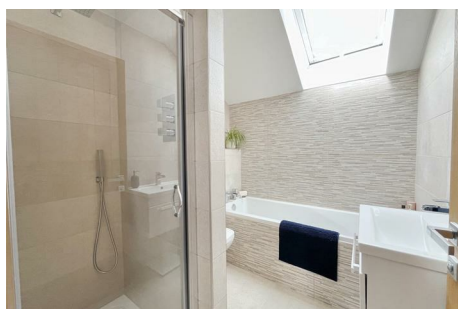
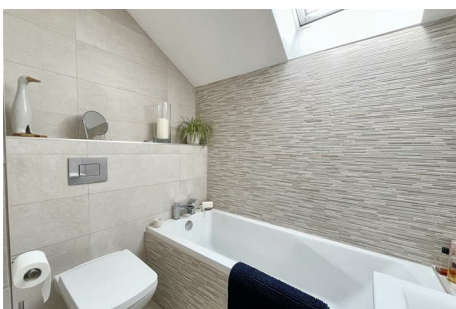
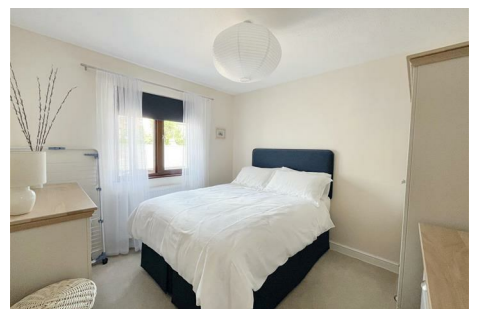
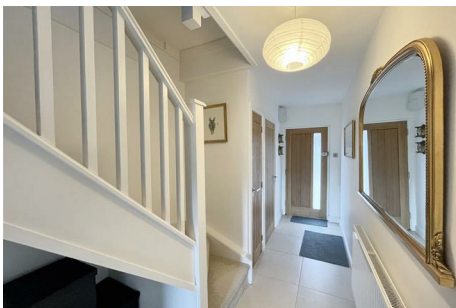
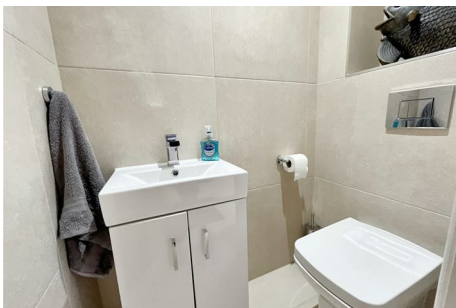
Council tax

Band E

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






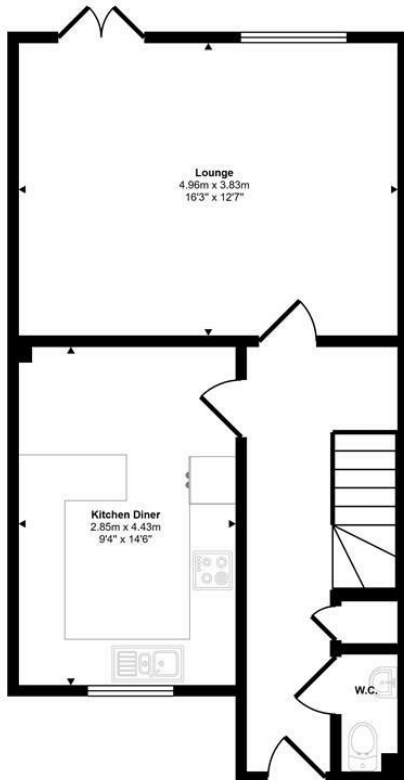
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC 	

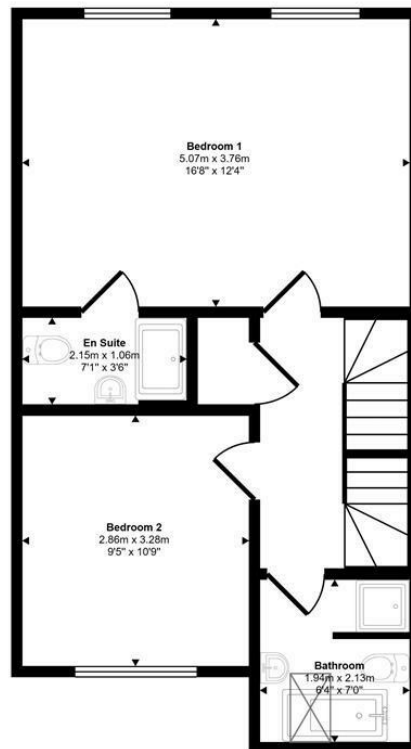
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

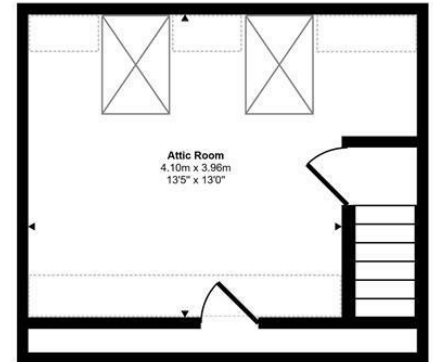
Approx Gross Internal Area
111 sq m / 1196 sq ft




Ground Floor
Approx 44 sq m / 475 sq ft



First Floor
Approx 44 sq m / 475 sq ft



Second Floor
Approx 23 sq m / 246 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.