

## 27 Alicia Way Newport



### FOUR BEDROOM TOWNHOUSE SITUATED ON POPULAR DEVELOPMENT CLOSE TO TOWN CENTRE

- FOUR BEDROOMS
- FULL-WIDTH LIVING ROOM
- KITCHEN/DINER
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GROUND FLOOR WC
- SECOND FLOOR FAMILY BATHROOM
- POPULAR LOCATION
- MUST BE VIEWED
- CLOSE TO AMENITIES AND ROAD LINKS

**£250,000**

## **27 Alicia Way, Newport, NP20 2FL**

### **Introduction**

A fantastic opportunity to purchase this spacious and well presented end of terrace townhouse situated within the Alexandra Gate development just off Usk Way in Newport, offering well proportioned and immaculate living accommodation and benefitting from close proximity to amenities and road links. Within walking distance there are local shops, bus stops and well regarded schools as well as the A48 and M4 motorway being a short drive away.

The property is set out over three floors providing sizeable and versatile living accommodation. Upon entering into the hallway, doors lead off to a stylish kitchen/diner and good sized lounge as well as a WC. Stairs lead off to the first floor where there are three out of the four bedrooms and family bathroom then, upstairs again, the main bedroom and adjoining en-suite and large walk-in wardrobe.

The rear garden is low maintenance and enclosed.

### **Tenure**

Freehold

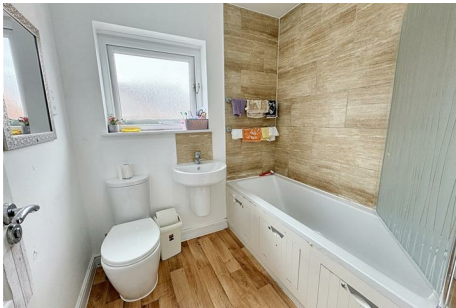
### **Council Tax Band**

Band D


### **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.



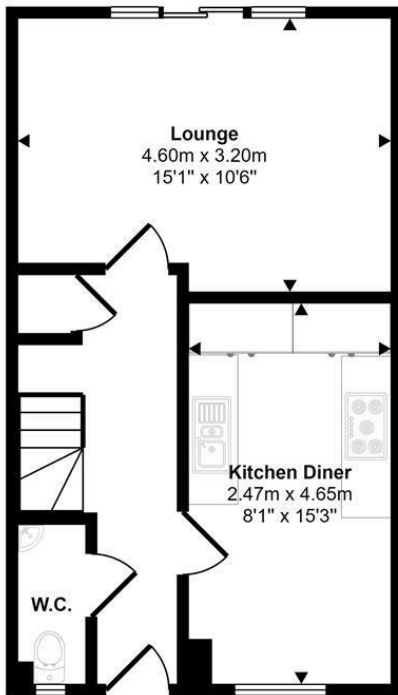
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

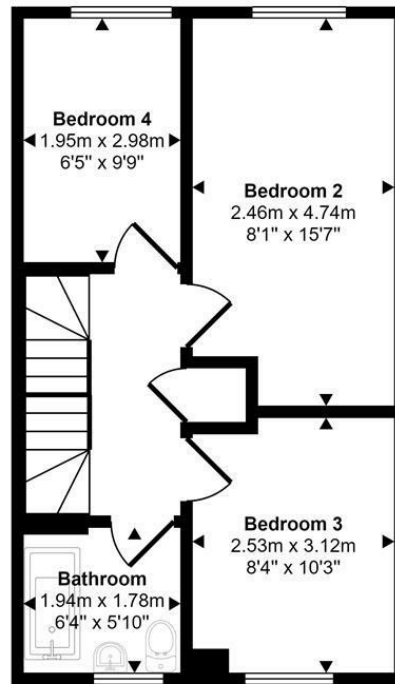
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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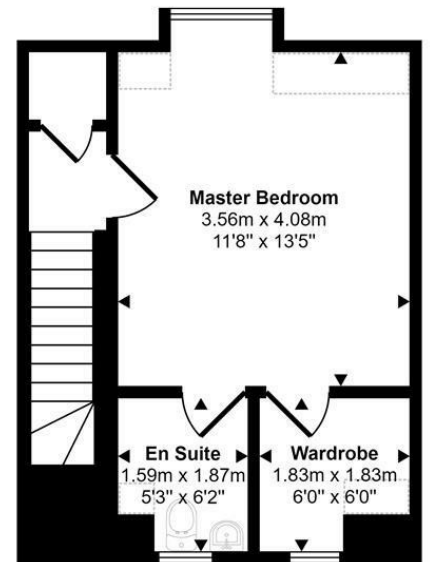
Approx Gross Internal Area  
103 sq m / 1106 sq ft




Ground Floor  
Approx 37 sq m / 400 sq ft



First Floor  
Approx 37 sq m / 396 sq ft



Second Floor  
Approx 29 sq m / 310 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.