

37 Swan Crescent
Newport
Newport.
NP19 4BP

120,000



- Good Condition One Bedroom Coach House
- Modern Open Plan Living Area
- Modern Kitchen with Integrated Appliances
- Double Bedroom/Shower Room With Storage
- Gas Central Heating
- Allocated Parking Space
- No Onward Chain
- City Centre Location with Great Transport Links

Ref: PRD11306

Viewing Instructions: Strictly By Appointment Only



General Description

Good Condition One Bedroom Coach House in Cul-De-Sac Location, Modern Open Plan Living Area, Fitted kitchen with Integrated Appliances, Shower Room With Storage Area, Double Bedroom, Allocated Parking Space, No Onward Chain

Accommodation

Open Plan Kitchen/Lounge/Diner (17' 07" x 9' 06") or (5.36m x 2.90m)

Composite entrance door, UPVC double glazed window, Velux style window, skimmed ceiling, fitted kitchen with integrated washing machine, electric oven & gas hob, extractor, sink, space for fridge freezer, radiator.

Bedroom (12' 07" x 9' 0") or (3.84m x 2.74m)

UPVC double glazed window, skimmed ceiling, radiator.

Bathroom (6' 07" x 4' 07") or (2.01m x 1.40m)

Skimmed ceiling, vinyl flooring, hand basin, fully tiled double shower with mains shower, radiator. Large storage cupboard/wardrobe.

Outside Front

Intercom system and shared entrance door leading to front. unallocated driveway Parking

Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.