

**14 Colne Street  
 Newport  
 NP19 0AQ**

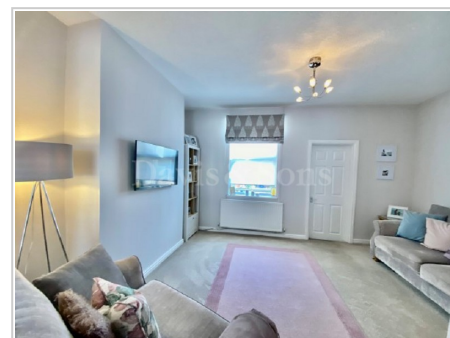
**179,950**



- Total floor area 71 sq meters
- Council tax band B
- Walking distance to the city centre & railway station
- Walking distance to Friars Walk restaurants
- Easy access to Rodney Parade.
- Exceptionally well presented
- Great first purchase
- Ideal investment
- Must be viewed

**Ref: PRC12836**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

NO CHAIN.  
Exceptionally well presented.  
Walking distance to the city centre, br />railway station and Friars Walk restaurant area.  
2 double bedroom mid terraced family home br />front forecourt & enclosed low maintenance rear garden.  
Great first purchase or investment property.  
VIEWING ESSENTIAL.

---

## Accommodation

---

### Introduction

We are pleased to offer for sale this extremely well presented 2 bedroom mid terraced property located within walking distance of the city centre, local schools, amenities, Friars Walk restaurants and shops.  
The property briefly consists of;- hallway, lounge / dining room, fitted kitchen.  
To the first floor you have 2 double bedrooms and bathroom.  
To the outside you have low maintenance rear & front gardens.

Ideal first time purchase or investment.  
Viewing essential.

---

### Entrance

Via obscured upvc double glazed front door into:-

---

### Hallway

Stairs to first floor landing, central heating radiator, decorative coving. Under stairs storage area.

---

### Lounge / dining room (21' 11" x 15' 1") or (6.67m x 4.59m)

Two central heating radiators, upvc double glazed window to rear, upvc double glazed bay window to front. Decorative coving to dining area.

---

### Kitchen (13' 9" x 6' 11") or (4.18m x 2.10m)

The kitchen is fitted with a range of wall and base units, food preparation work surfaces, one and half stainless steel sink, drainer and mixer tap. Space for free standing cooker,plumbing and space for washing machine, space for fridge / freezer. Tiling to splash backs, loft hatch, upvc double glazed window and upvc obscured double glazed window to rear garden.

---

### First Floor Landing

Doors to all rooms.

---

### Bedroom 1 (11' 1" x 15' 1") or (3.38m x 4.59m)

Upvc double glazed window, central heating radiator. Cast iron feature fire place.

---

## Bedroom 2 (10' 6" x 8' 8") or (3.19m x 2.65m)

Feature cast iron fire place with surround, central heating radiator, upvc double glazed window.

---

## Bathroom

Tiling to all walls, feature electric radiator, obscured upvc double glazed window. Panelled bath with shower over, pedestal wash hand basin, low level wc.

---

## Rear Garden

Attractive easily maintained landscaped garden , Panelled fencing to outer boundaries. Decked area leading onto laid Cotswold chipping's and patio to rear. Perfect for socialising, BBQ's etc.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

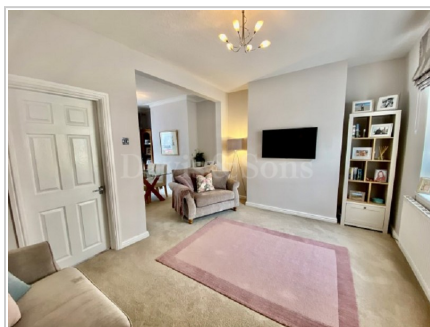
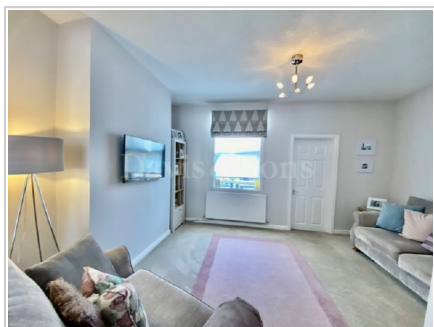
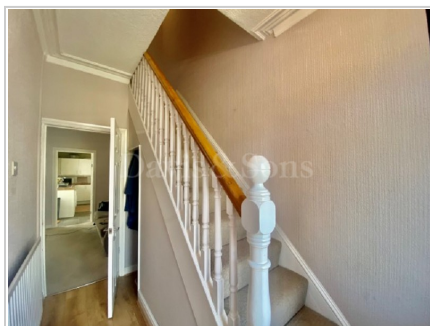
## Tenure

We are informed that the tenure is Freehold

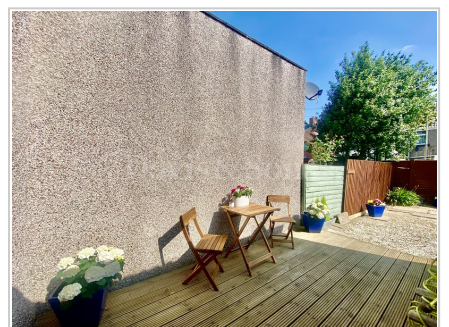
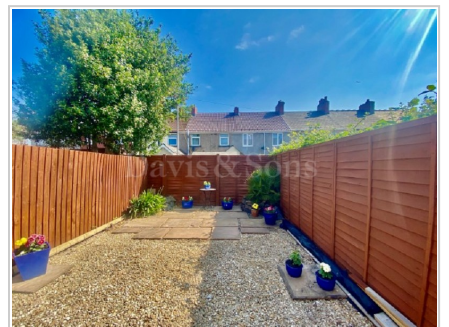
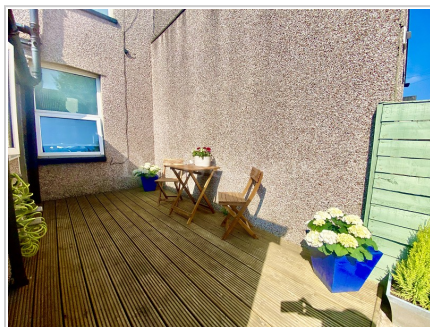
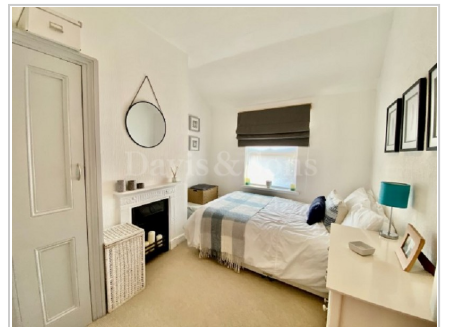
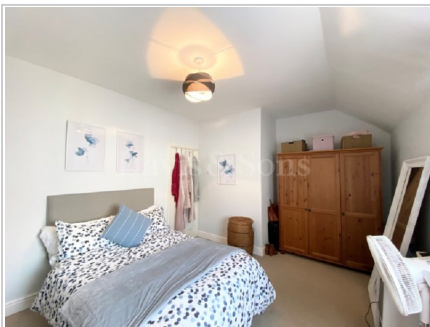
## Council Tax

Band Not Specified

---









### Ground Floor



### First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source  
Plan produced using PlanUp.

*All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.*