

Caesars Road Newport, PO30 5ED

£240,000



Offered CHAIN FREE!! This 3 bedroom end of terraced house is located in the popular town of Newport, within walking distance to local schools, supermarkets and bus routes. The property consists of a spacious living room, dining room, kitchen and downstairs WC. Upstairs consists of three double bedrooms, family bathroom & loft room. Outside offers a patio & garden area. Other benefits of the property includes Gas central heating & partial double glazing. This is the perfect home for first time buyers or alternatively investors!!

CHAIN FREE!!

END OF TERRACE

GARDEN

3 BEDROOMS

TOWN CENTRE LOCATION

GAS CENTRAL HEATING & DOUBLE GLAZING

# ROOMS

## Entrance Hall

**Living room** 12' 6" x 14' 1" (3.8m x 4.3m)  
Carpet flooring. Single glazed windows to front aspect.  
Radiator.

**Dining Room** 12' 2" x 12' 6" (3.7m x 3.8m)  
Carpet flooring. Fireplace to front aspect. Double  
glazed window to rear aspect. Radiator.

**Kitchen** 9' 10" x 9' 2" (3m x 2.8m)  
Laminate flooring. Fitted-kitchen with wall base units.  
Sink drainer, electric hob & oven. Double glazed  
window to side aspect.

**Utility room**  
Boiler

**Downstairs WC**

**Landing**

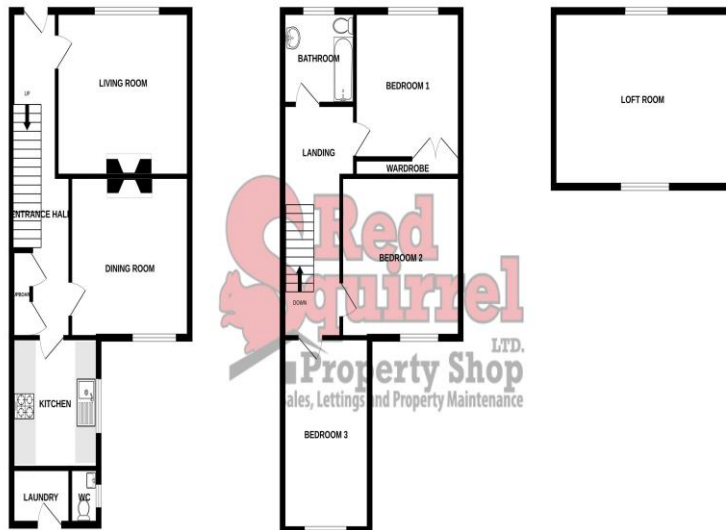
**Bedroom 1** 12' 6" x 11' 6" (3.8m x 3.5m)  
Carpet flooring. Built-in wardrobe. Double glazed  
windows to front aspect. Radiator.

**Family Bathroom** 8' 10" x 6' 3" (2.7m x 1.9m)  
Wooden flooring. Bath with over head shower, sink &  
WC. Double glazed window to front aspect. Radiator.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/02/14

**Bedroom 2** 12' 2" x 12' 6" (3.7m x 3.8m)  
Carpet flooring. Double glazed windows to rear aspect.  
Radiator.

**Bedroom 3** 14' 5" x 9' 2" (4.4m x 2.8m)  
Carpet flooring. Cupboard. Double glazed window to rear  
aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

