



MARVINS
ESTATE AGENTS



39 CAESARS ROAD, NEWPORT, PO30 5EB

£185,000

A super First Time Buy or Investment! A super Terrace House situated in the ever popular Caesars Road, a close level distance from the town centre and all local amenities. The property is available with NO ONWARD CHAIN and includes two reception rooms, along with two Bedrooms and a decent size courtyard garden. The property is presented in a tidy decorative state and offers the purchase to move in and stamp their own mark on their new home. This really is a great opportunity and we urge viewing as soon as possible to appreciate.

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Front Entrance door to Hallway with stairs off.

LOUNGE

9'8" x 10'10" (2.95m x 3.30m)

Front aspect. Radiator. Ornate original fireplace.

DINING ROOM

9'8" x 13'1" (2.95m x 3.99m)

Rear aspect via double glazed window. Original fireplace. Radiator. Understairs cupboard. Double glazed window.

KITCHEN

6'7" x 8'11" (2.01m x 2.72m)

Access to rear. Range of modern wood fronted wall and base units. Electric hob and built in double oven. Tiled floor. Double glazed window.

FIRST FLOOR LANDING

Two cupboards, one housing the boiler.

BEDROOM ONE

12'10" x 10'10" (3.91m x 3.30m)

Front aspect. Radiator. Original fireplace.

BEDROOM TWO

7'11" x 13'2" (2.41m x 4.01m)

Rear aspect via double glazed window. Radiator. Original fireplace.

BATHROOM

White suite comprising bath, pedestal hand basin and WC. Radiator. Double glazed window.

OUTSIDE

There is a good size enclosed courtyard garden to the rear with potential to create a super outdoor space.

TENURE

This property is Freehold. Council tax band B.



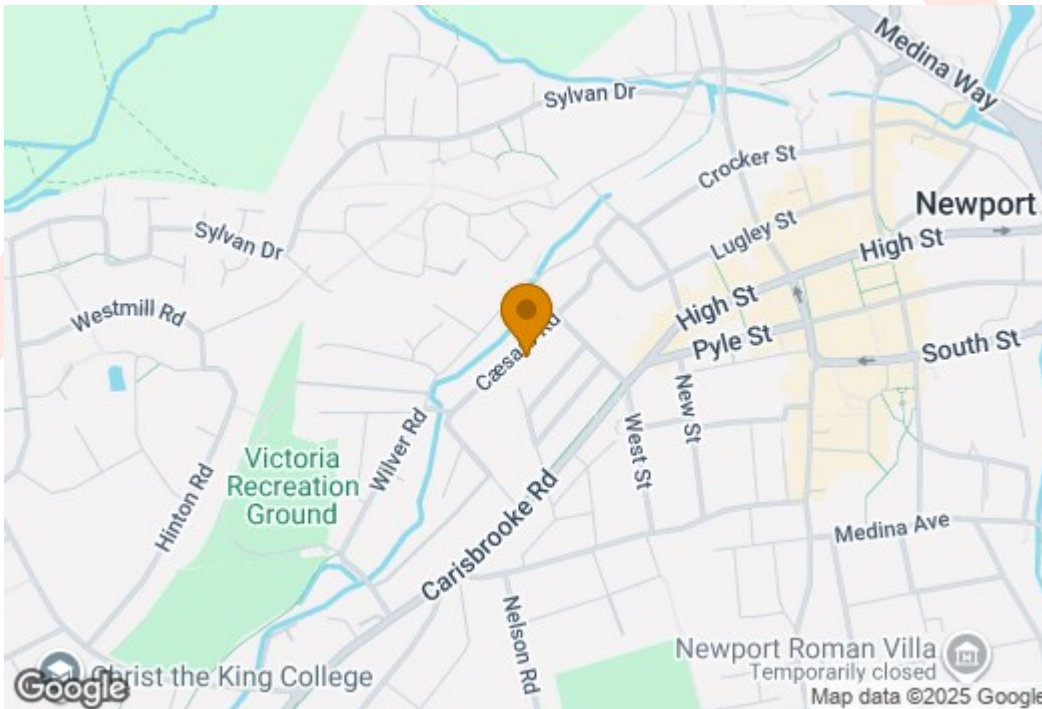
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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		
	56	80
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

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