



37 Chancery Court, Newport, TF10 7GA

£249,995

This beautifully presented property on Chancery Court offers an excellent opportunity for anyone looking to settle in Newport, combining modern living with a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.

Hallway

A welcoming entrance into the property leading to all ground floor living accommodation including a useful laundry room with plumbing for a washing machine and dryer.

Kitchen

Designed to maximise workspace and storage, the kitchen comprises grey wall and base fitted units and complimentary black worksurfaces and features an integrated gas hob and oven. A large sink drainer, plumbing and space for further appliances, tiled splashbacks and a front-facing window complete the room.

Lounge Diner



With French doors overlooking the rear garden, this spacious living room is flooded with natural light creating a bright and airy atmosphere whilst also maintaining a cosy, relaxing feel from the wood flooring and decorative feature wallpaper. Ample room for both lounge and dining room furniture make this room the real hub of the home.

First Floor Stairs & Landing

Straight staircase leading to the first-floor landing, which benefits from a storage cupboard.

Bedroom Two

Overlooking the front of the property, a good-sized double bedroom with a UPVC window, radiator and feature wallpapered wall.

Bedroom Three

A single bedroom on the first floor with a UPVC window overlooking the rear garden.

Bathroom

Centrally located on the first floor, the family bathroom provides a peaceful retreat with a fitted bathtub, dramatic tiled flooring, pedestal basin and low-level flush WC.

Second Floor Stairs & Landing

Curved staircase to the top floor, featuring a cupboard that houses the hot water tank.

Master Bedroom

The master bedroom occupies the entire second floor and is a generously sized room with neutral carpeting and an eye-catching feature wall behind the bed. It benefits from a dormer window, along with built-in storage cupboards set into the eaves and fitted wardrobes, adding practical storage without encroaching on the space. The room leads to an ensuite shower room, enhancing privacy and convenience.

Ensuite

The ensuite shower room is fitted with a corner shower cubicle, a toilet, and a washbasin. The room has dark floor tiles and a patterned wall above the washbasin area, creating a contemporary atmosphere. A skylight window allows natural light to brighten the space.

Rear Garden



The rear garden features a decked area immediately outside the French doors, providing a lovely space for outdoor seating and entertaining. Beyond the decking, the garden continues with an Astroturf lawn bordered by fencing, creating a private and manageable outdoor space. There is also a gateway leading the garage and allocated parking space.

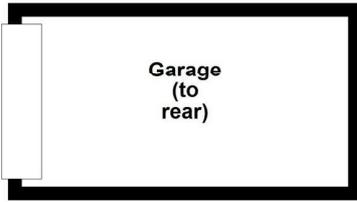
Garage

The property includes a garage located to the rear, accessed separately from the main house and offering secure parking or additional storage space.

Floor Plan

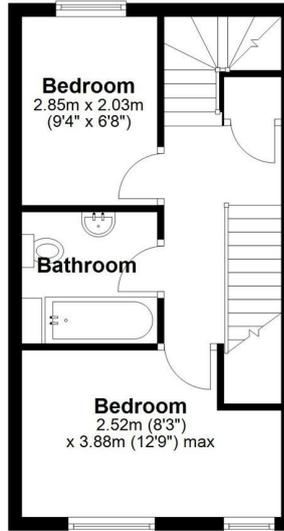
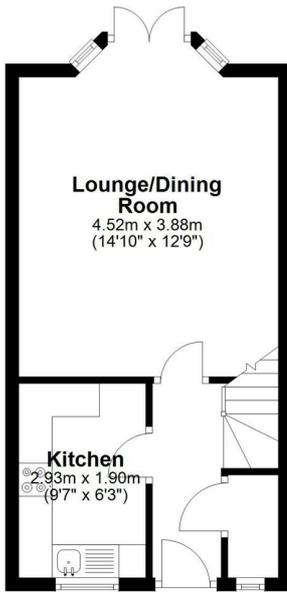
Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



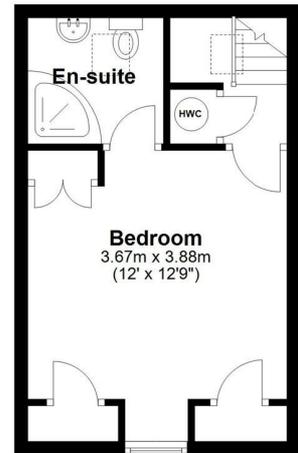
First Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



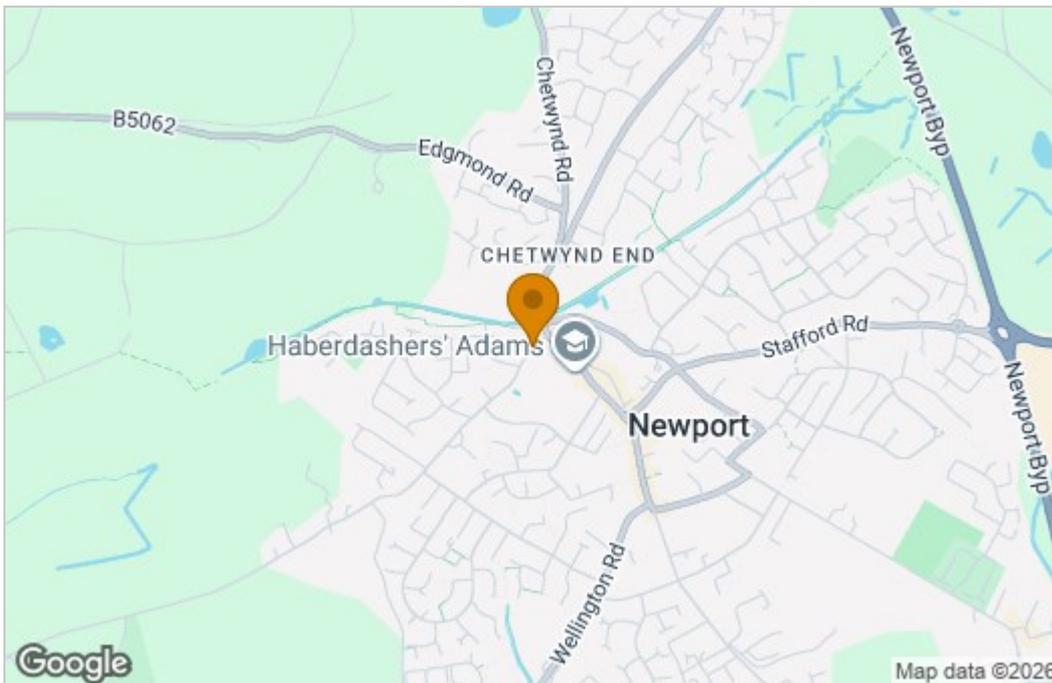
Second Floor

Approx. 24.8 sq. metres (267.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

76-80 High Street, Newport, TF10 7BA

Tel: 01952 825987 Email: info@letsmovepropertymanagement.co.uk