



**22 Eastfield View, Caerleon, Newport. NP18**

**3FR**

**£240,000**

**Tenure Freehold**

- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LOUNGE OPENING TO GARDEN
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- DOUBLE CAR HARDSTANDING
- ENJOYING OPEN VIEWS OVER CAERLEON
- VIEWING ADVISED



**\*WELL PRESENTED, 3 BEDROOM, SEMI DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER CAERLEON AREA WITH KITCHEN/BREAKFAST ROOM, EN-SUITE, FAMILY BATHROOM, DOUBLE DRIVEWAY & OPEN VIEWS OVER CAERLEON\***

A well maintained 3 bedroom semi detached property enjoying open views from the front over caerleon and beyond, the property offers good family accommodation and has benefited from the addition of an en-suite shower room to the main bedroom. Further accommodation includes: To the ground floor: An entrance hall with storage cupboard and stairs to the first floor. A good size, bright lounge has a feature fire place and large patio doors open to a decked area. The modern kitchen/breakfast room is fitted with an extensive range of wall and base units having integral appliances and ample space for a table. A modern bathroom leads off the main hall with shower over bath. To the first floor: A landing leads to 3 bedrooms, the master enjoying open views over the local green towards Caerleon and an en-suite shower room. Outside: To the front, A timber decked seating area enjoys a sunny aspect leading to a lawn garden enclosed by hedging and fencing. A gate provides access to a green and pedestrian walkway. To the rear: A double car hardstanding having steps down through a garden with storage shed/summer house. A side access leads to the main entrance.

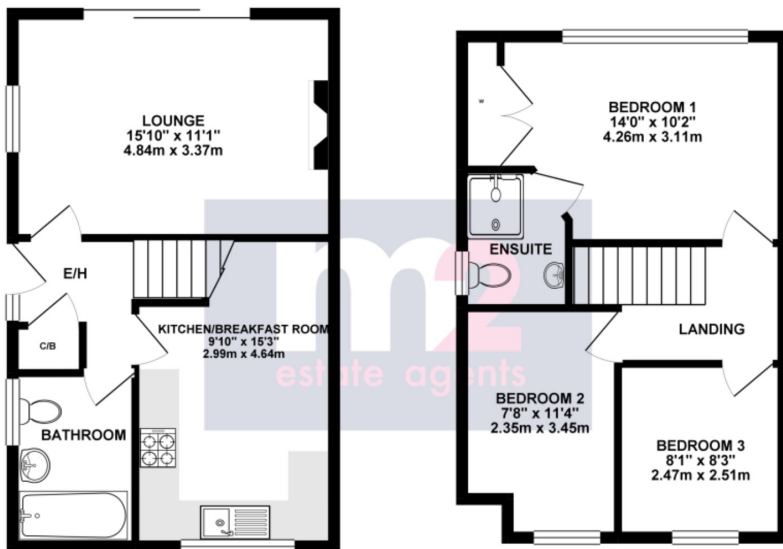
Services:

Council Tax Band:

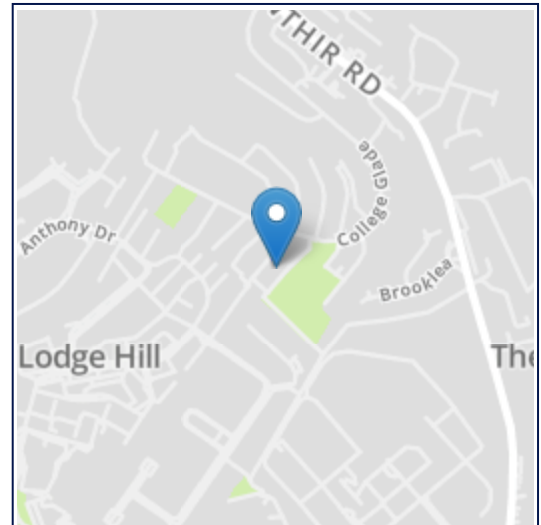


GROUND FLOOR 417.34 sq. ft.  
(38.77 sq. m.)

1ST FLOOR 388.37 sq. ft.  
(36.08 sq. m.)



TOTAL FLOOR AREA : 805.70 sq. ft. ( 74.85 sq. m.) approx.  
While 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</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	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 22 Eastfield View, Newport, NP18 3FR ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_