



**14 Highfield Road, Newport. NP20 3GW**  
**£325,000**  
**Tenure Freehold**

- PUPULAR LOCATION OFF BASSALEG ROAD
- 4 BEDROOMS
- SPACIOUS BAY FRONTED TRADITIONAL SEMI-DETACHED PROPERTY
- REFITTED SHOWER ROOM
- SEPERATE DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- LARGE REAR GARDEN
- DRIVEWAY & PARKING



\*TRADITIONAL AND SPACIOUS 4 BEDROOM BAY FRONTED SEMI DETACHED PROPERTY OFFERING EXCELLENT FAMILY ACCOMODATIONS WITH BENEFITS FROM A LARGE REAR GARDEN, SITUATED CLOSE TO BASSALEG ROAD TO THE WEST OF NEWPORT \*

On the ground floor to the property, there is an entrance hall with stairs leading to the first floor benefiting from under the stair storage space. The lounge has a large bay window and separate dining room both containing feature chimney breasts.

The modern kitchen/breakfast room is fitted with an extensive range of wall and base units, integral appliances and large bay window with a breakfast bar situated beneath.

The first floor consists of a landing area leading to 4 bedrooms and a refitted shower room with an oversized shower.

The front of the property has a garden area with a driveway which extends to the side of the house.

The rear of the house leads to a generous sized garden mainly laid to lawn, and a central storage shed which has been enclosed by fencing.

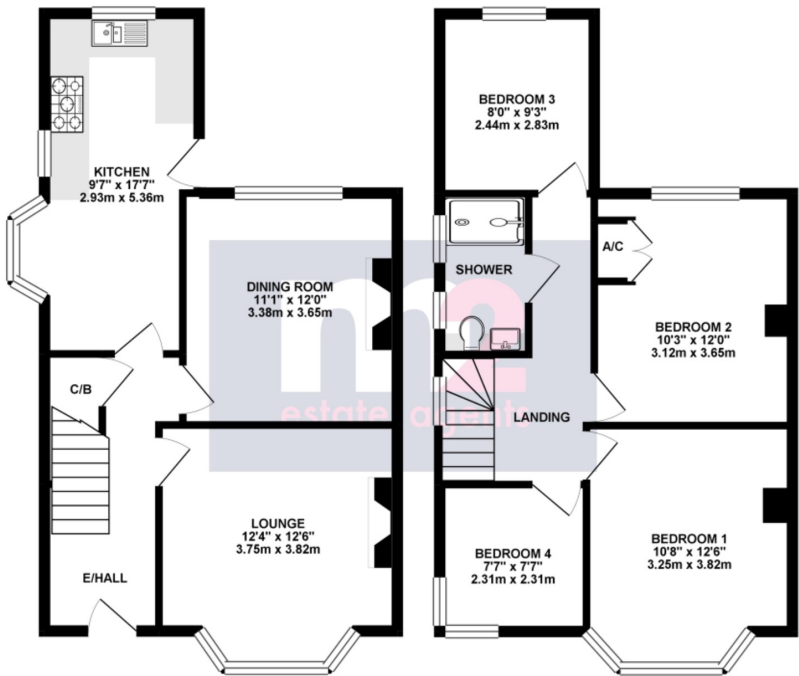
COUNCIL TAX BAND: D

Services:  
Council Tax Band:  
D

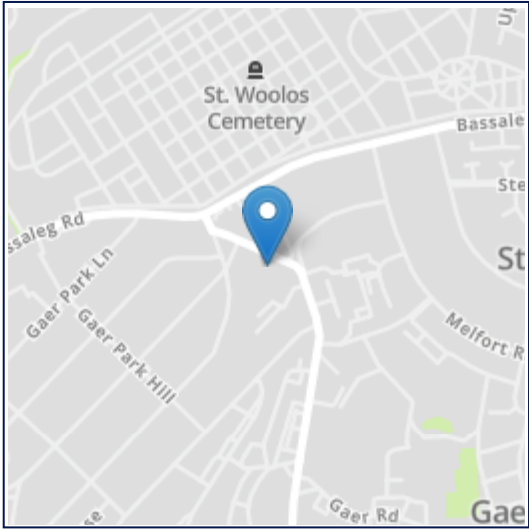


GROUND FLOOR 505.56 sq. ft.  
( 46.97 sq. m. )

1ST FLOOR 499.28 sq. ft.  
( 46.38 sq. m. )



TOTAL FLOOR AREA : 1004.84 sq. ft. ( 93.35 sq. m. ) approx.  
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+)	A	
(81-91)	B	86
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	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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