



80-82 Gibbs Road, Newport. NP19 8AU

£250,000

Tenure Freehold (to be confirmed)

- MODERN METHOD OF AUCTION
- SPACIOUS, DETACHED FAMILY HOUSE
- 4 DOUBLE BEDROOMS
- KITCHEN LEADING TO BREAKFAST ROOM
- LOUNGE OPENING TO DINING ROOM
- FAMILY ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- FORECOURT TO FRONT & EASILY MAINTAINED REAR GARDEN
- GOOD SIZE GARAGE
- CONVENIENT EAST SIDE LOCATION, CLOSE TO JUNCTION 24 OF THE M4

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Situated just off Christchurch Road a short distance from Beechwood Park this 4 double bedroom detached property benefits from a good size garage to the rear and offers excellent family accommodation although requires some updating.

In brief the property comprises: To the ground floor: An entrance hall with turned stairs to the first floor. A spacious lounge/diner has a bay window to the front and window to the side. The separate family room benefits from French doors to the garden. The kitchen is fitted with an extensive range of wall and base units and opens to the breakfast room, rear lobby and ground floor shower room & w/c. To the first floor: A large landing leads to 4 double bedrooms and the family bathroom.

Outside: To the front an enclosed forecourt. To the rear: An easily maintained garden laid with chippings extends to the side of the property and is enclosed by walling. Steps provide access to the garage. Garage: Accessed via an electric up & over door with power & light. Door to rear

Services:
Council Tax Band:



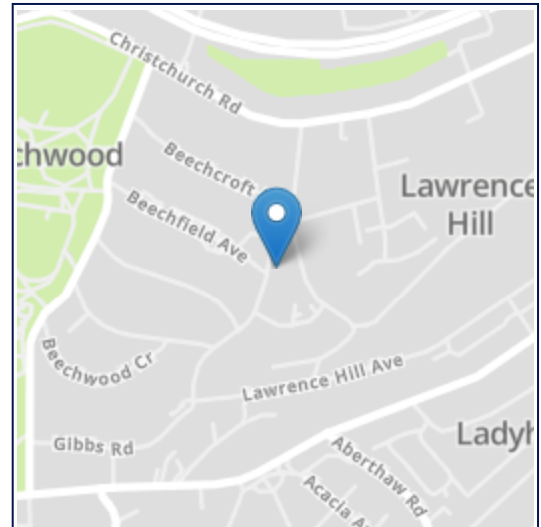
GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.

1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 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		
(69-80)		81
C		
(55-68)		
D		
(39-54)	46	
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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