



**Lincoln Cottage, Isca Road, Caerleon,  
Newport. NP18 1QG  
£390,000  
Tenure Freehold (to be confirmed)**

- ATTRACTIVE MID TERRACE COTTAGE
- SUPERB RIVER VIEWS
- SOUGHT AFTER LOCATION
- ENTRANCE HALL
- DINING ROOM OPENING TO LOUNGE
- KITCHEN & UTILITY ROOM
- 2 BEDROOMS
- STAIRS TO LARGE USEFUL LOFT
- CONTEMPORARY SHOWER ROOM
- LARGE ENCLOSED REAR GARDEN

\*AN ATTRACTIVE COTTAGE STYLE PROPERTY ENJOYING RIVER VIEWS BENEFITING FROM A GOOD SIZE ENCLOSED REAR GARDEN AND LYING WITHIN EASY ACCESS OF RENOWNED LOCAL SCHOOLS. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION, WITH AN EXTENSION TO THE REAR PROVIDING A KITCHEN & UTILITY ROOM WITH STAIRCASE FROM THE LANDING LEADING TO A USEFUL LOFT\* Further accommodation includes:

To the ground floor: An entrance hall with stairs to the first floor. A wooden floor extends through the majority of the ground floor. The dining room opens to a full width lounge having cast iron grate, original cabinets to alcove, French doors to the rear.

The kitchen is fitted with a range of gloss white units with wooden work surfaces, stable door to rear and quarry tiled floor extending to utility room having French doors to the garden.

To the first floor a landing leads to 2 bedrooms and a contemporary shower room. A lobby leads to a further staircase providing access to the loft having exposed beams, chimney breast and Velux windows to the front and rear.

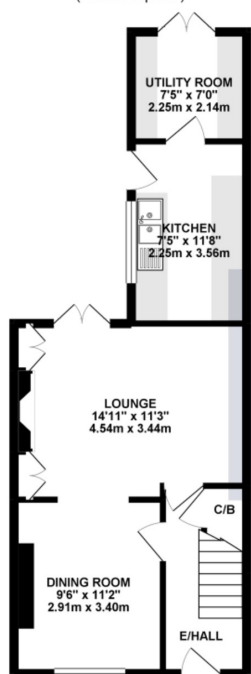
Outside: To the rear: A patio leads onto a garden laid to lawn. Stepping stones lead to an area laid with broken slate, storage shed and summer house.

Services:

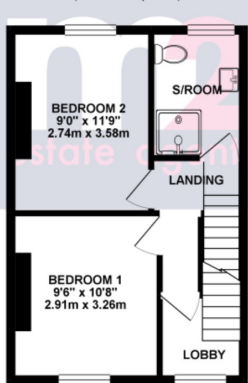
Council Tax Band:



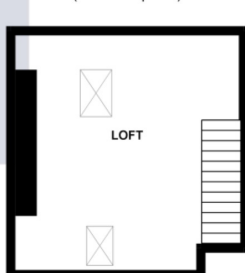
GROUND FLOOR 472.15 sq. ft.  
(43.86 sq. m.)



1ST FLOOR 334.16 sq. ft.  
(31.04 sq. m.)

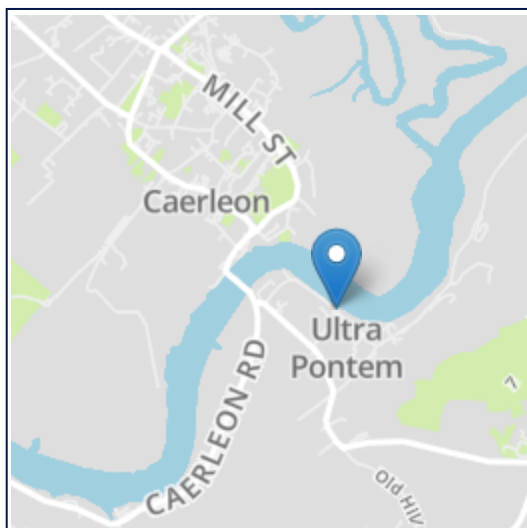


2ND FLOOR 228.32 sq. ft.  
(21.21 sq. m.)



TOTAL FLOOR AREA : 1034.63 sq. ft. (96.12 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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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 ( Isca Road, Newport, NP18 1QG ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_