



**Highbank, Christchurch Road, Newport.  
NP19 8LN  
£230,000  
Tenure Freehold**

- MODERNISED SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING/DINING ROOM
- REFITTED KITCHEN
- LARGE BATHROOM WITH SEPARATE SHOWER
- RECENT NEW BOILER & ELECTRICS
- LOVELY VIEWS TO THE FRONT
- FRONT AND REAR GARDENS

**\*MODERNISED, 3 BEDROOM, SEMI DETACHED HOUSE IN POPULAR LOCATION WITH LIVING/DINING ROOM, REFITTED KITCHEN, LARGE FIRST FLOOR BATHROOM, FRONT & REAR GARDEN WITH EASY ACCESS TO JUNCTION 25 OF THE M4\***

Situated in a convenient area of Newport is this well presented, semi detached house, close to all local amenities, popular schools, walks at Woodland Park & Beechwood Park, local pubs and with the easiest of access to junction 24 & 25 of the M4 making it ideal for commuting to both Bristol & Cardiff.

Updated over a number of years by the current owners with accommodation briefly comprising to the Ground Floor: Entrance Porch, Hallway, Living / Dining Room with wood burner opening to a refitted Kitchen . On the First Floor: Four Bedrooms (3 doubles) & Bathroom. Outside, to the front: A large paved tandem driveway offers off road parking and leads to the garage. To the rear: A patio seating area with steps up to a good size garden with lawn, shrubs and trees with stepping stones leading to a large patio area enjoying views. The property further benefits from having a gas combi boiler, upvc double glazing throughout and early viewing is highly recommended by the agents to avoid disappointment.

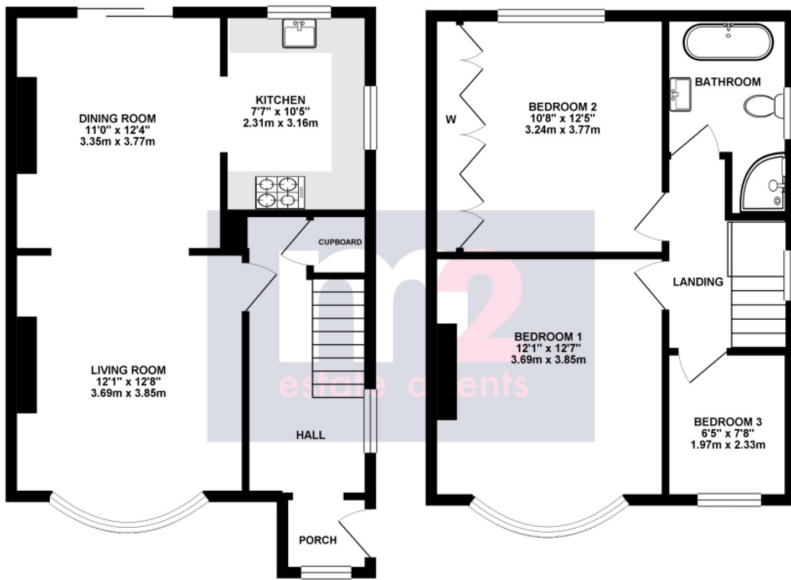
Services:

Council Tax Band:



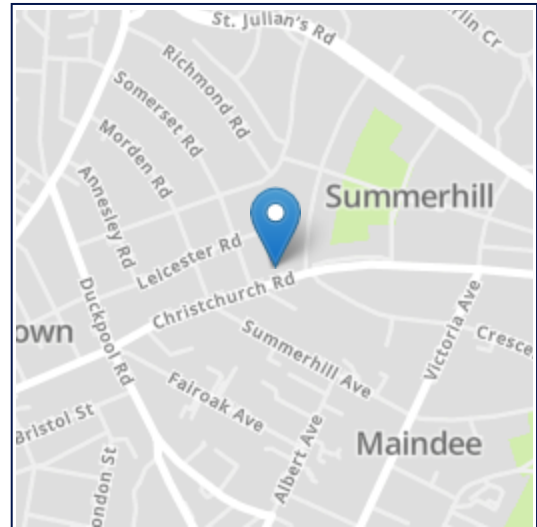
GROUND FLOOR 490.24 sq. ft.  
(45.55 sq. m.)

1ST FLOOR 472.62 sq. ft.  
(43.91 sq. m.)



TOTAL FLOOR AREA : 962.86 sq. ft. ( 89.45 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 misstatement. 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. Made with Metropix ©2024



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>52</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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( Christchurch Road, Newport, NP19 8LN ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_