



319 Christchurch Road, Newport. NP19 8BG
£325,000
Tenure Freehold

- STUNNING SEMI DETACHED HOUSE
- EXTENDED & RENOVATED THROUGHOUT
- 3 BEDROOMS
- STYLISH KITCHEN/DINING/FAMILY ROOM
- LIVING / DINING ROOM
- GROUND FLOOR SHOWER ROOM
- GARAGE/STORAGE
- EXTENSIVE BLOCK-PAVED DRIVEWAY
- INSULATED LOG CABIN/BAR WITH ELECTRIC
- GUIDE PRICE £325,000 - £340,000

STUNNING, EXTENDED, 3 BEDROOM SEMI DETACHED HOUSE WITH STYLISH KITCHEN/DINING/FAMILY ROOM, LIVING/DINING ROOM, GROUND FLOOR SHOWER ROOM, GARAGE/STORAGE, LOG CABIN/BAR, LARGE DRIVEWAY & EASY ACCESS TO JUNCTION 24 OF THE M4* GUIDE PRICE £325,000 - £340,000

Situated towards the top of Christchurch Road in a sought after area of Newport is this extended, 3 bedroom, semi detached house, close to all local amenities, popular schools, beautiful walks, local pubs and with the easiest of access to junction 24 of the M4 making it ideal for commuting to both Bristol & Cardiff.

Fully modernised and extended by the current owners the property now boasts spacious living accommodation briefly comprising to the Ground Floor: Entrance Hallway, Stunning Kitchen/Dining/Family Room, Living/Dining Room & Shower Room. On the First Floor: Three Bedrooms & modern Bathroom. Outside, to the front: A large paved driveway with parking for multiple vehicles with access to the small garage/storage area. To the rear: A large decking/patio seating area with steps down to artificial lawn area with insulated log cabin/bar area with electric and heating.

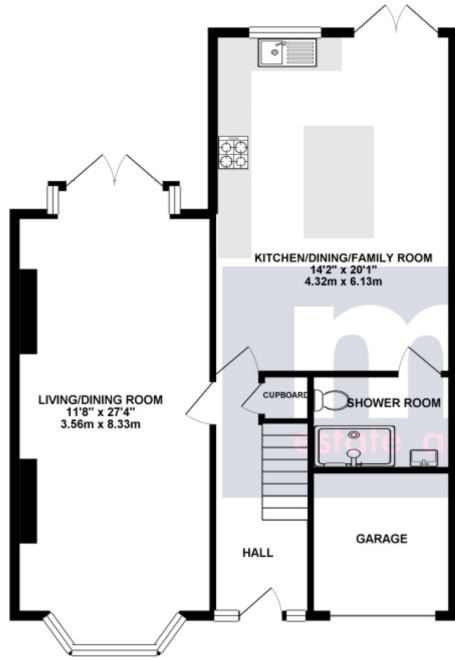
The property further benefits from having a gas combi boiler, upvc double glazing throughout and early viewing is highly recommended by the agents to avoid disappointment.

Services:

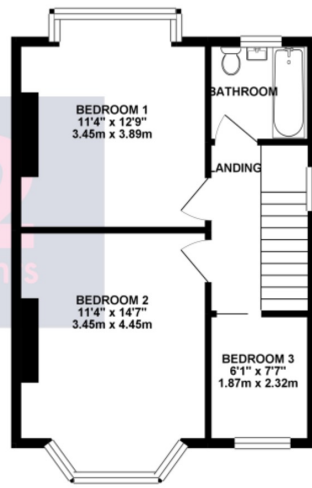
Council Tax Band:



GROUND FLOOR 787.40 sq. ft.
(73.15 sq. m.)

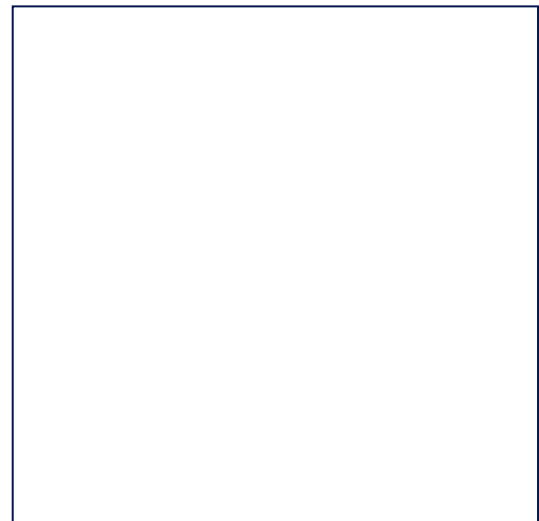
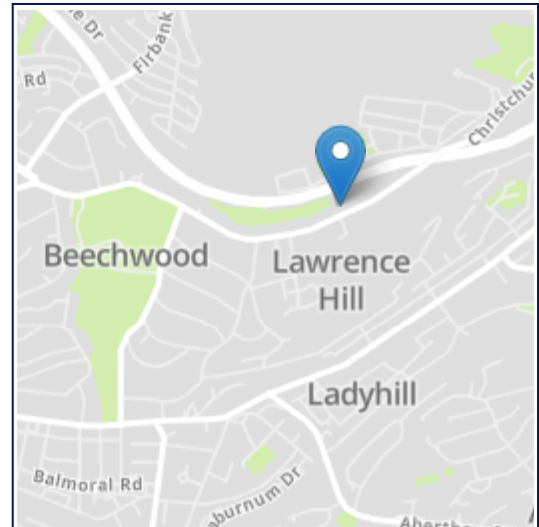


1ST FLOOR 437.24 sq. ft.
(40.62 sq. m.)



TOTAL FLOOR AREA: 1224.64 sq. ft. (113.77 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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