



93 Victoria Avenue, Newport. NP19 8GG
£315,000
Tenure

- ATTRACTIVE COTTAGE STYLE PROPERTY
- SPACIOUS FAMILY ACCOMMODATION
- 3 DOUBLE BEDROOMS
- BEAUTIFUL KITCHEN / BREAKFAST ROOM
- 3 RECEPTION ROOMS
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM
- SUPERB FAMILY BATHROOM
- EXTENSIVE OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN

STUNNING, COTTAGE STYLE PROPERTY WITH 3 DOUBLE BEDROOMS, STUNNING KITCHEN/BREAKFAST ROOM, 3 RECEPTION ROOMS, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, LARGE FIRST FLOOR BATHROOM, EXTENSIVE OFF ROAD PARKING & LARGE REAR GARDEN

An attractive and well presented cottage style property offering deceptively spacious family accommodation in this convenient location lying in between Christchurch Road and Chepstow Road.

The property benefits from extensive parking to the front and a good sized enclosed rear garden, having accommodation comprising: To the ground floor: An entrance porch leads to a good size dining room with bay window to front and stairs to the first floor, storage cupboard beneath. A separate sitting room leads from the dining room and again benefits from a bay window to the front. The kitchen/breakfast room is fitted with a range of modern wall and base units having built in dishwasher and central island. An open arch leads to the utility room, garden and ground floor shower room. A family room leads from the kitchen with useful storage cupboard and French doors providing access to the garden. To the first floor: A landing provides access to 3 Bedrooms 2 having built in wardrobes. The superb, large family bathroom is fitted with a quadrant shower and bath having period tiled splash backs. Outside: To the front a driveway provides parking for numerous vehicles. To the rear, a patio area, with gate to side lane over looks a large garden laid to lawn. A pathway extends to a further seating area, workshop & shed.

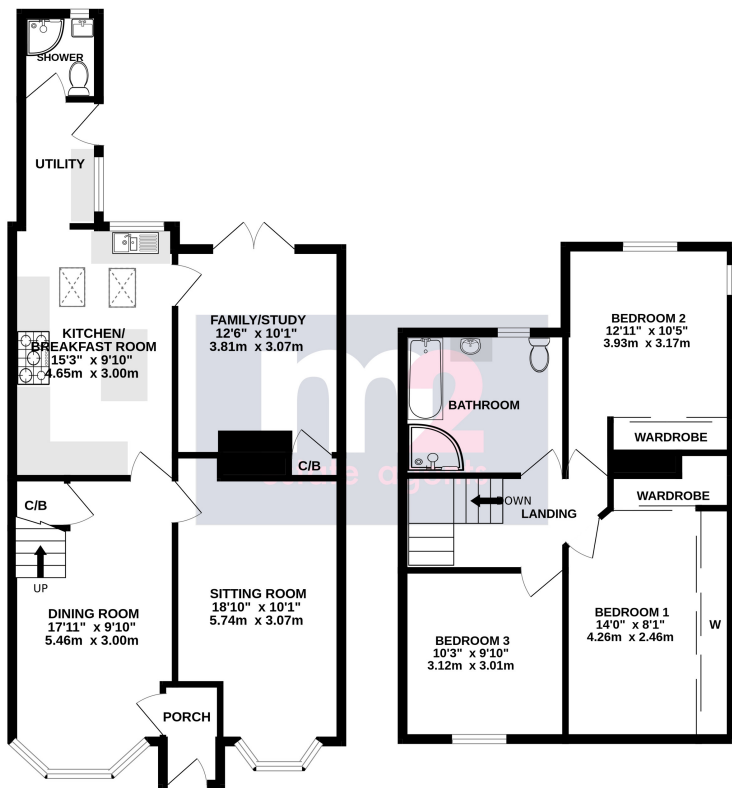
Services:

Council Tax Band:



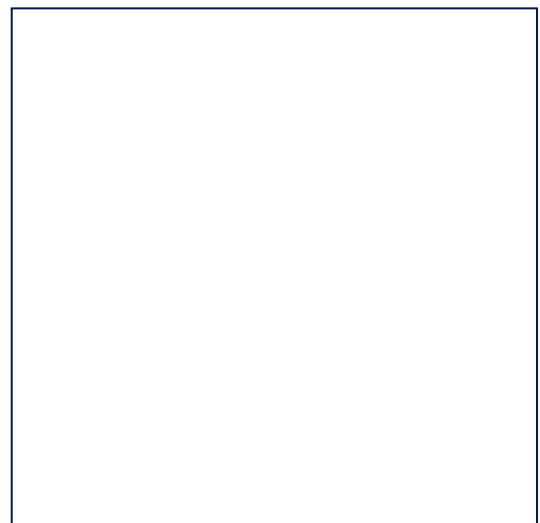
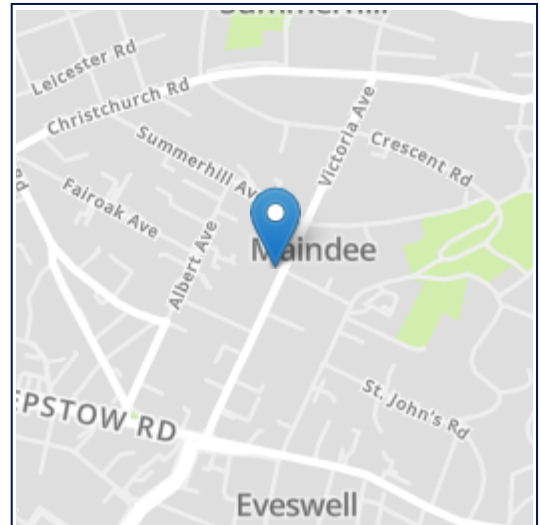
GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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.

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 (93 Victoria Avenue, Newport, NP19 8GG) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____