



284 Pilton Vale, Newport. NP20 6LR
£255,000
Tenure Freehold

- **GENEROUS SEMI DETACHED PROPERTY**
- **LARGE GROUND FLOOR EXTENSION**
- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM AND DOWNSTAIRS CLOAKROOM**
- **FULL WIDTH KITCHEN/BREAKFAST ROOM**
- **UTILITY AREA**
- **TWO SPACIOUS RECEPTION ROOMS**
- **END OF CUL DE SAC LOCATION**
- **FRONT GARDEN TO LAWN AND SOUTH FACING REAR GARDEN**
- **VEHICLE HARDSTAND TO REAR**

69 Bridge Street, Newport, NP20 4AQ
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Welcome to this larger than average 3 bed semi detached at the end of a cul de sac.

The property benefits from a large ground floor extension adding an extra reception room, a utility room and a cloakroom to the original accommodation. On the ground floor there is a composite door into the entrance with stairs off, a 13' wide lounge, a full width kitchen/breakfast room, a dining room, a utility area and a w.c.

On the first floor are 3 bedrooms and a generous bathroom.

Gas central heating is via a back boiler, the property is fully double glazed and the dormers have been insulated/re roofed.

Outside to the front a level lawn is split by a central pathway leading to the entrance door, there is also side access. To the rear is a vehicle hardstand and a part walled paved patio with a southerly aspect.

EPC being arranged. Freehold. Council Tax Band D.

Services:

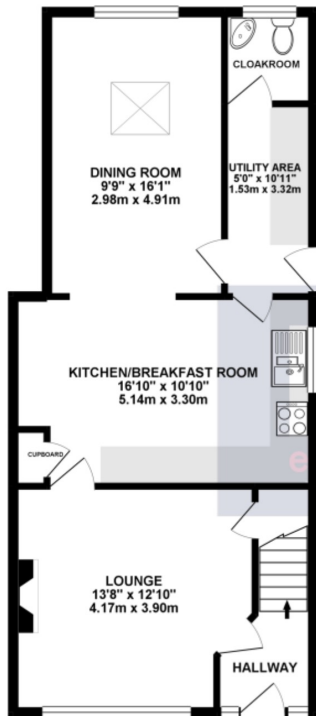
All mains services

Council Tax Band:

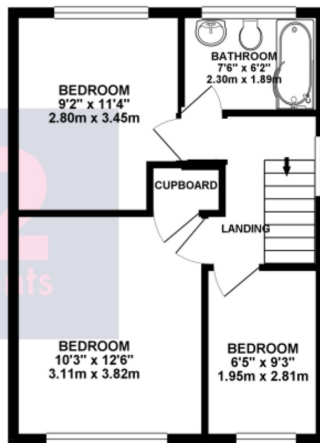
Council tax band D. Newport.



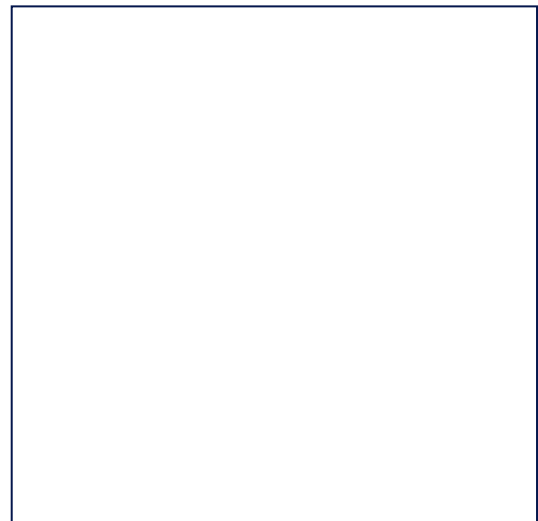
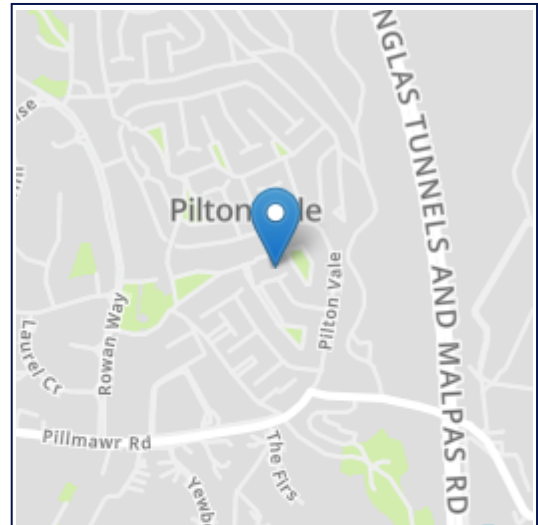
GROUND FLOOR 641.04 sq. ft.
(59.55 sq. m.)



1ST FLOOR 392.48 sq. ft.
(36.46 sq. m.)



TOTAL FLOOR AREA : 1033.52 sq. ft. (96.02 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs 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 a guide only. 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 8/2014



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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