



**27 Milton Road, Newport. NP19 8HW**  
**£260,000**  
**Tenure Freehold**

- WELL PRESENTED SEMI DETACHED FAMILY HOME
- WITHIN EASY ACCESS OF J24 M4
- POPULAR LOCATION CLOSE TO CHEPSTOW ROAD & BEECHWOOD PARK
- ENTRANCE HALL
- LOUNGE WITH BAY WINDOW
- MODERN KITCHEN/DINER OPENING TO GARDEN
- 3 BEDROOMS
- FAMILY BATHROOM
- EXTENSIVE VIEWS OVER NEWPORT
- PRIVATE REAR GARDEN & GARAGE

A TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY LYING CLOSE TO CHEPSTOW ROAD WITHIN EASY ACCESS OF THE M4 AT JUNCTION 24.

THE PROPERTY ENJOYS FAR REACHING VIEWS OVER NEWPORT AND LIES WITHIN WALKING DISTANCE OF BEECHWOOD PARK WITH ITS CAFE AND RECREATIONAL AREAS.

In brief the property comprises:

An entrance hall with original stairs to first floor, a wooden floor extends through the ground floor including the lounge, with bay window and feature fire place.

The open plan kitchen/diner is fitted with an extensive range of wall and base units having integral appliances, French doors open to the rear garden.

To the first floor: a landing leads to 3 bedrooms with the main bedroom having built-in wardrobes, the 2nd bedroom has views over Newport and the family bathroom benefits from a shower over bath and part tiled walls.

Outside: to the front: a lawned forecourt with steps to the main entrance and side access via gate.

To the rear: a large patio area with steps up to a lawned garden laid over two levels, enclosed by fencing with gate providing access to garage.

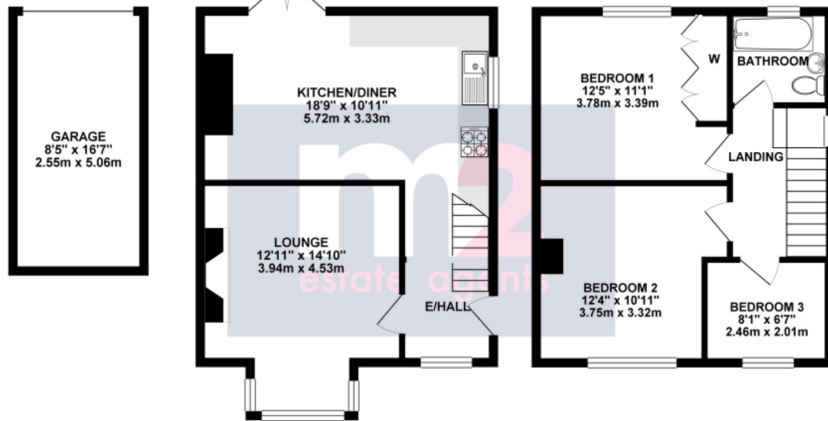
Services:

Council Tax Band:



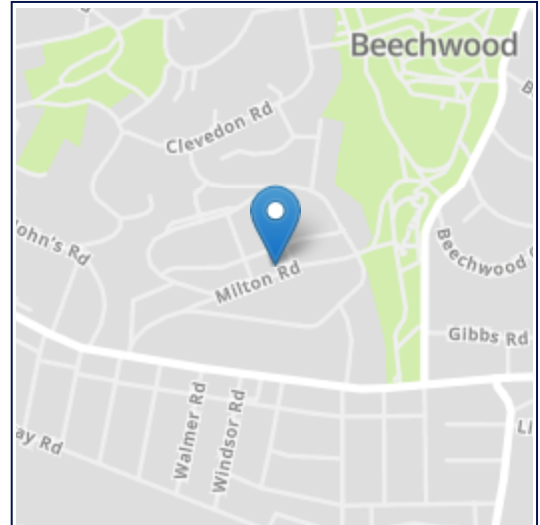
GROUND FLOOR 582.50 sq. ft.  
(54.12 sq. m.)

1ST FLOOR 420.94 sq. ft.  
(39.11 sq. m.)



TOTAL FLOOR AREA: 1003.44 sq. ft. (93.22 sq. m.) approx.

While 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 ( 27 Milton Road, Newport, NP19 8HW ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_