



**41 Oxleaze Reen Road, Newport. NP19 4FQ**  
**£350,000**  
**Tenure Freehold**

- **RECENTLY CONSTRUCTED DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **ENTRANCE HALL**
- **LOUNGE**
- **LARGE KITCHEN/DINING ROOM OPENING TO GARDEN**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **DOUBLE DRIVEWAY AND INTEGRAL GARAGE**
- **LEVEL ENCLOSED REAR GARDEN**
- **POPULAR MODERN DEVELOPMENT WITHIN EASY ACCESS OF J23 & J24 M4**

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

\*A RECENTLY CONSTRUCTED 4 BEDROOM DETACHED FAMILY HOME ENJOYING AN OPEN ASPECT TO THE FRONT AND LYING WITH EASY ACCESS OF J23 & J24 OF THE M4.\*

The property occupies a good size level plot on the popular development having accommodation comprising:

To the ground floor: entrance hall with stairs to the first floor, a spacious lounge opens to the large kitchen/diner via double doors. Enjoying an out look over the garden, the kitchen is fitted with an extensive range of wall and base units having integral appliances. W/C off.

To the first floor: a large landing leads to four bedrooms with the master bedroom having an en-suite shower room, a family bathroom with shower over bath serves the remaining bedrooms.

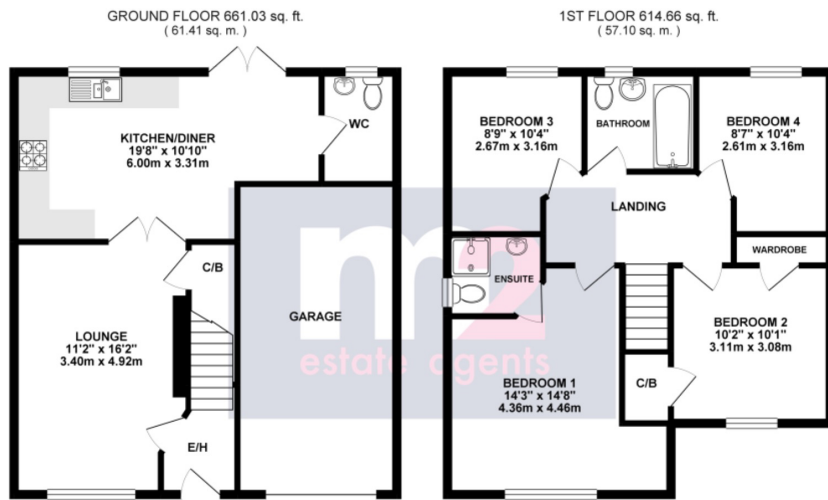
Outside: The property enjoys an open aspect to the front, a double driveway leads to the main entrance and garage and front garden laid to lawn.

To the rear: a patio area leads to the side access and garden laid to lawn enclosed by fencing.

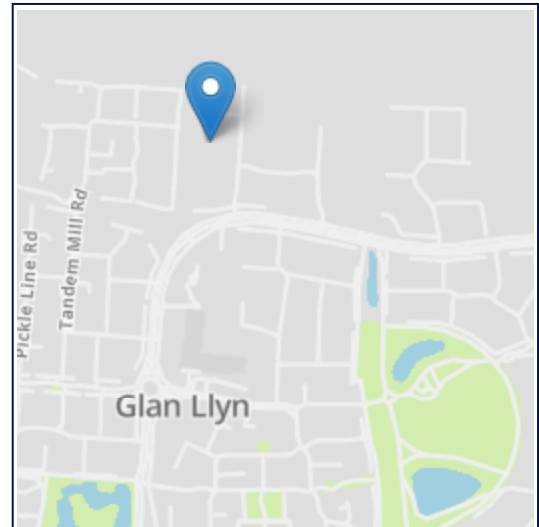
Gate leads to shared side access.

Services:

Council Tax Band:



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. Made with h2g2plan ©2014



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
<b>A</b>		
(81-91)	83	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 41 Oxleaze Reen Road, Newport, NP19 4FQ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_