



4 Norfolk Road, Newport. NP19 7SL
£290,000
Tenure Freehold

- EXCEPTIONALLY WELL PRESENTED SEMI DETACHED PROPERTY
- ENTRANCE HALL
- DINING ROOM
- LOUNGE WITH FEATURE FIRE PLACE
- MODERN KITCHEN OPENING TO BREAKFAST ROOM

- GROUND FLOOR W/C
- 3 BEDROOMS
- MODERN SHOWER ROOM
- EASILY MAINTAINED FRONT GARDEN & GATED DRIVE
- PLEASANT ENCLOSED REAR GARDEN & GARAGE

AN EXCEPTIONALLY WELL PRESENTED SEMI DETACHED PROPERTY SITUATED ON THIS POPULAR ROAD LYING BETWEEN CHRISTCHURCH ROAD AND ST JULIAN'S ROAD WITHIN ACCESS OF WELL KNOWN LOCAL SCHOOLS. THE PROPERTY HAS BENEFITED FROM THE ADDITION OF A SINGLE STORY EXTENSION PROVIDING A BREAKFAST ROOM ENJOYING AN OUTLOOK OVER THE REAR WITH FURTHER ACCOMMODATION COMPRISING:

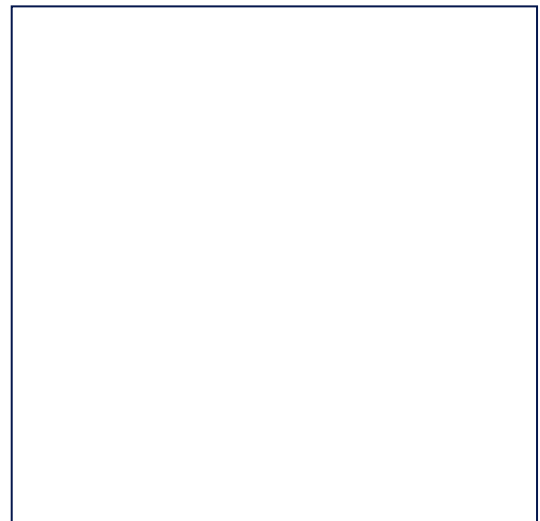
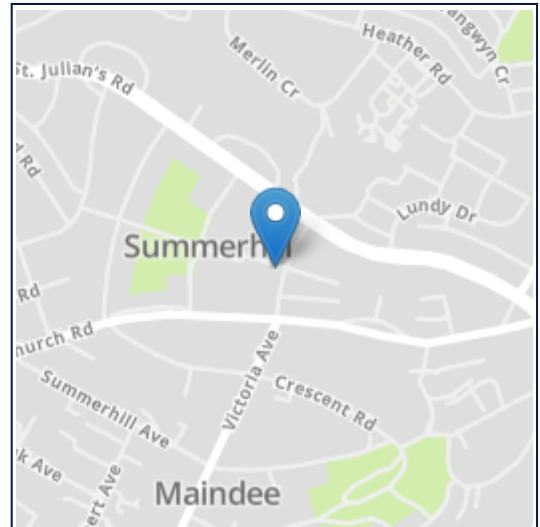
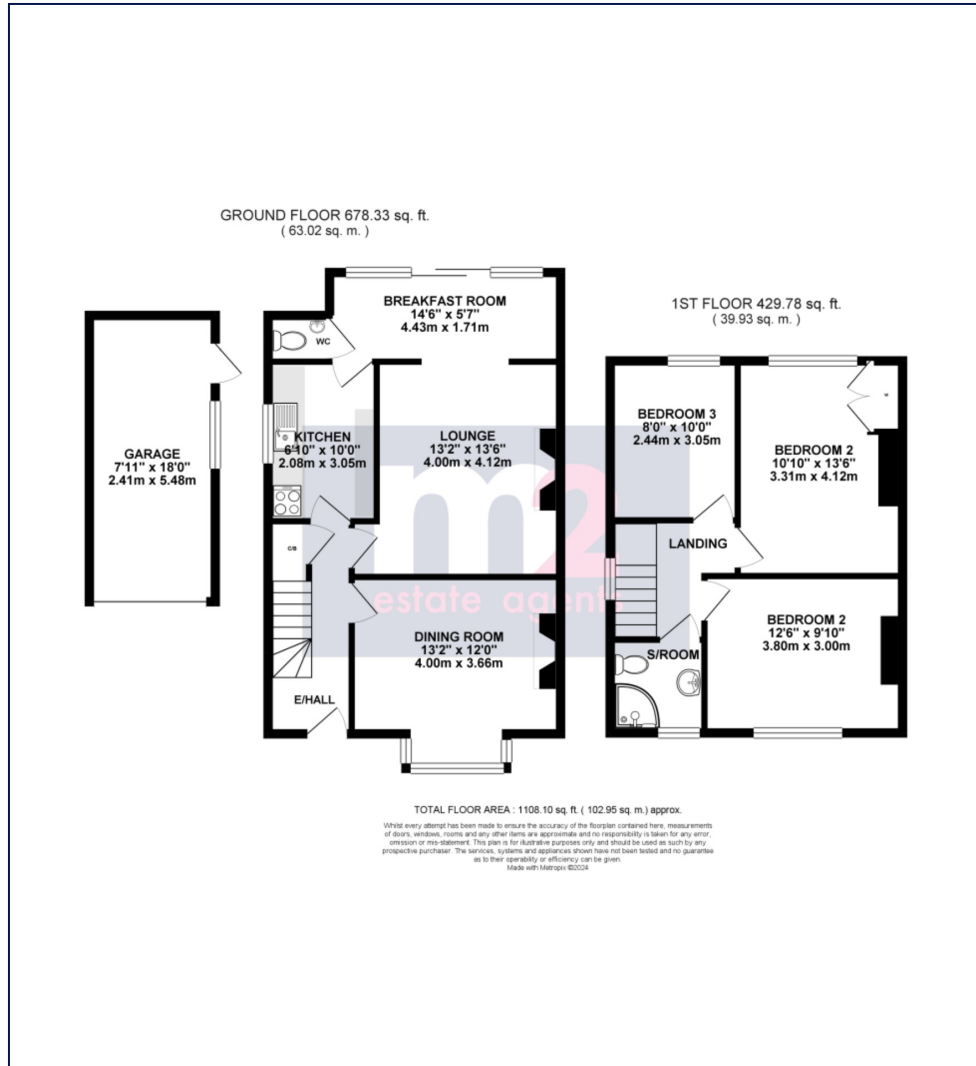
To the ground floor: an entrance hall with turned stairs to the first floor and storage cupboard beneath, the dining room enjoys an outlook to the front with bay window and feature place. The good size lounge benefits from a feature fire place with wood mantle and opens to the breakfast room with patio doors to the rear and W.C off, a modern kitchen is fitted with a range of base units having integral appliances, slate floor and period tiled walls.

To the first floor: a landing leads to 3 bedrooms and a modern shower room.

Outside: To the front: A gated driveway and garden laid to lawn enclosed by walling. Paved pathways lead to the main entrance and side access via gate.

To the rear: a large L shaped patio area borders a level lawned garden enclosed by fencing and hedging. A garage provides storage.

Services:
Council Tax Band:



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 (4 Norfolk Road, Newport, NP19 7SL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____