

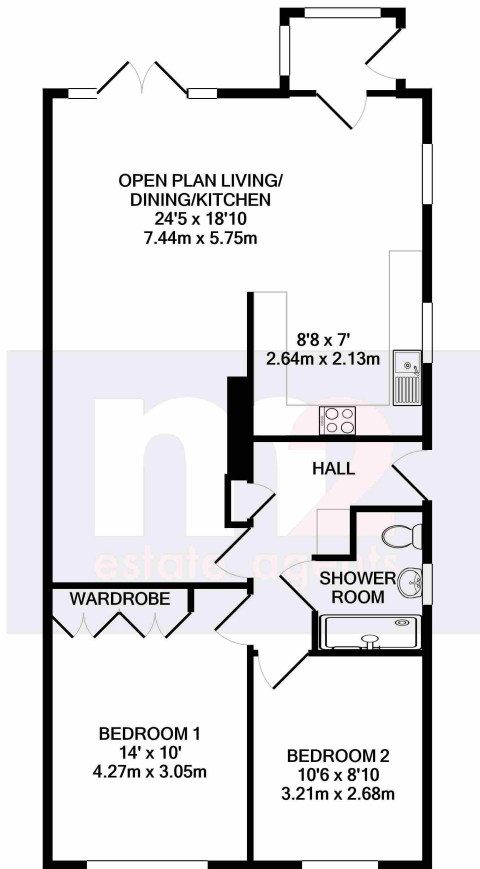


26 Eastmoor Road, Newport. NP19 4NY
£220,000
Tenure Freehold

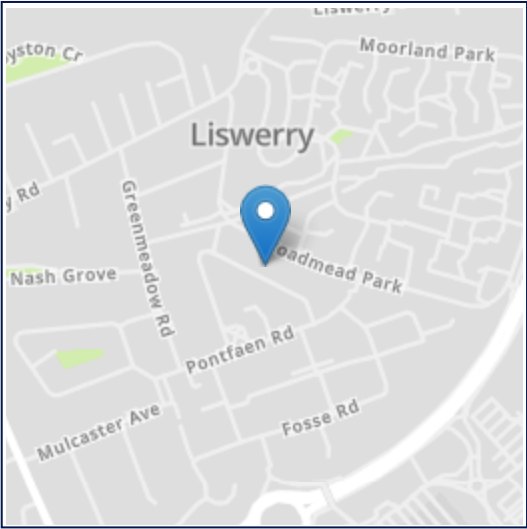
- **GUIDE PRICE £220,000 - £230,000**
- **EXTENDED, SEMI DETACHED BUNGALOW**
- **2 BEDROOMS**
- **OPEN PLAN LIVING/DINING ROOM/KITCHEN**
- **REFITTED SHOWER ROOM**
- **LARGE DRIVEWAY WITH CARPORT**
- **NO CHAIN**
- **GAS COMBI BOILER & UPVC DOUBLE GLAZING**
- **LARGE CORNER PLOT**
- **CONVENIENT & QUIET LOCATION**

Situated on the popular & convenient East Side of Newport is this extended, 2 double bedroom semi detached bungalow which offers good size, spacious accommodation. The property is located within walking distance to all local amenities, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4. Offering well planned living accommodation briefly comprises: Entrance Hallway, 2 Double Bedrooms, Refitted Shower Room & Extended, Open Plan Living/Dining/Kitchen. Outside: To the front, a large driveway provides off road parking for multiple vehicles with carport as well as an easy to maintain patio area with mature shrubs. To the rear, a patio & lawn area with storage shed and gated side access.

The property further benefits from having a modern, fitted combi boiler and upvc double glazing throughout.
Services:
Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	86
(81 to 91)	B	
(69 to 80)	C	68
(55 to 68)	D	
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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.

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 (26 Eastmoor Road, Newport, NP19 4NY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____