



40 Claremont, Newport. NP20 6PJ

£230,000

Tenure Freehold (to be confirmed)

- **WELL PRESENTED SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **LIVING ROOM**
- **DINING ROOM**
- **MODERN KITCHEN**

- **FIRST FLOOR SHOWER ROOM**
- **LARGE GARDENS**
- **GARAGE & DRIVEWAY**
- **POPULAR MALPAS LOCATION**

NO CHAIN! 3 BEDROOM, SEMI DETACHED HOUSE WITH LIVING ROOM, DINING ROOM, MODERN KITCHEN, LARGE GARDENS, DRIVEWAY & GARAGE

Situated in the popular and convenient Malpas area on the outskirts of Newport is this well presented, three bedroom, semi detached family home. Located close to all local amenities, sought after Primary Schools, shops, bus routes and junctions 25a & 26 of the M4 making it perfect for commuting to both Bristol & Cardiff.

In brief the accommodation briefly comprises to the ground floor: entrance hallway, living room, dining room and modern kitchen. On the first floor: three bedrooms and a refitted shower room. Outside, to the front: a driveway leads to a single garage with steps down to the front door. A large lawn area with central path leading to the front door. To the rear, an enclosed, easily maintained garden with patio area.

The property further benefits from having UPVC double glazing windows and doors with no onward chain.

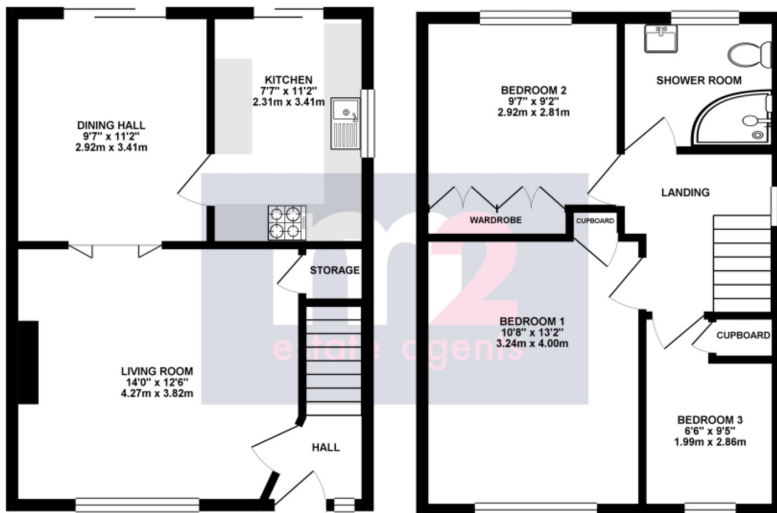
Services:

Council Tax Band:

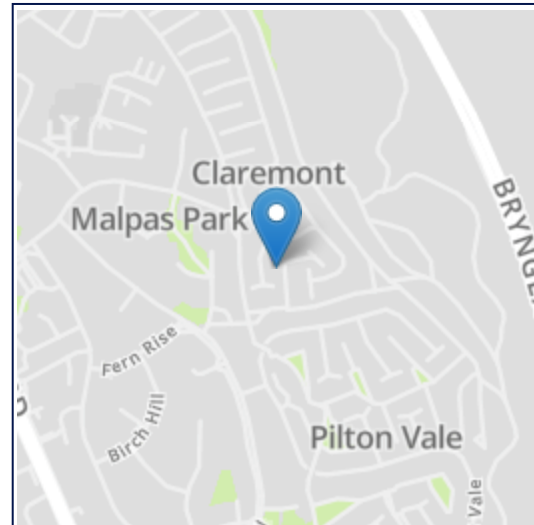


GROUND FLOOR 407.45 sq. ft. (37.85 sq. m.)

1ST FLOOR 407.45 sq. ft. (37.85 sq. m.)



TOTAL FLOOR AREA: 814.90 sq. ft. (75.71 sq. m.) approx.
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 Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	83
England, Scotland & Wales	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.