



100 East Grove Road, Newport. NP19 9QE
£260,000
Tenure Freehold

- SPACIOUS SEMI DETACHED FAMILY HOME
- 4 BEDROOMS
- STYLISH KITCHEN/DINING/FAMILY ROOM
- LIVING ROOM
- REFITTED SHOWER ROOM
- GROUND FLOOR W/C
- DOUBLE DRIVEWAY & GARAGE
- GARDEN BACKING ONTO WOODLAND
- GAS COMBI & UPVC DOUBLE GLAZING
- POPULAR EAST SIDE OF NEWPORT

UPDATED, SPACIOUS, 4 BEDROOM, SEMI DETACHED HOUSE IN CONVENIENT LOCATION WITH LIVING ROOM, STYLISH KITCHEN/DINING/FAMILY ROOM, GROUND FLOOR W/C, FIRST FLOOR SHOWER ROOM, GARAGE & DRIVEWAY

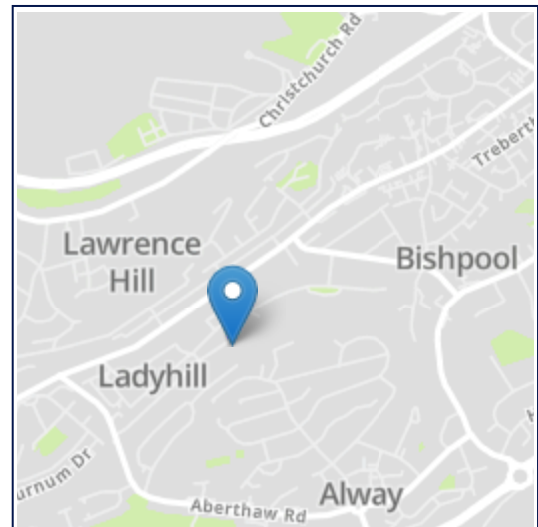
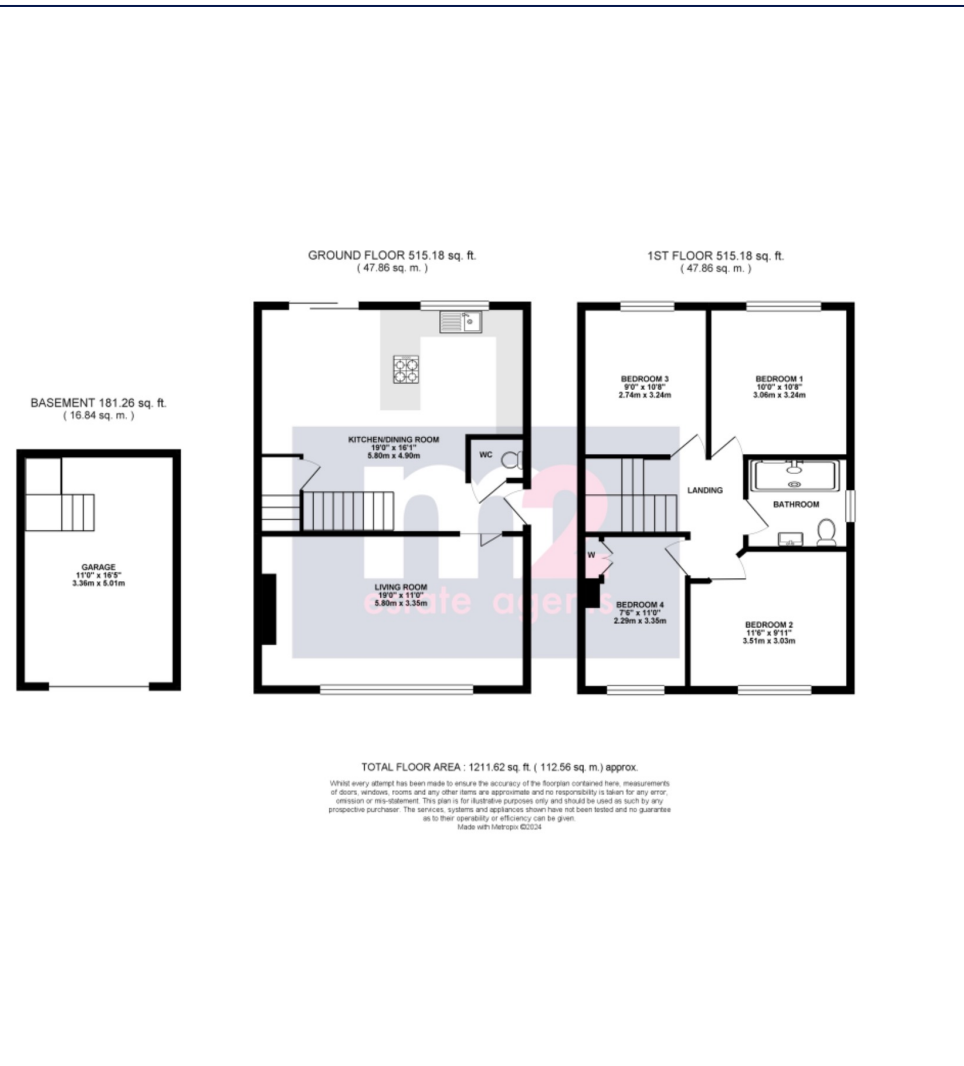
Situated on the popular East side of Newport is this well presented, spacious, four bedroom, semi detached house located close to all local amenities, bus routes, supermarkets, popular primary & secondary schools, shopping at Newport Retail Park whilst also having the easiest of access to Junction 24 of the M4 making it perfect for commuting.

Updated by the current owners and now offering spacious accommodation briefly comprising, Entrance hall opening to stylish kitchen/dining/family room with integrated appliances and patio doors to the rear garden. The w/c is located near the front door with spacious living room to the front. On the first floor: Four decent size bedrooms with refitted shower room. Internal access to the garage is located from the kitchen with stairs down. Outside, to the front is a double driveway with steps up to the front door with gated side access. To the rear is a tiered garden with patio area and lawn backing on to woodland.

The property further benefits from having a gas combi boiler and upvc double glazing throughout and viewing is highly advised by the agents.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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.

I/We acknowledge that I/we have read and understand your terms letter and that these property (100 East Grove Road, Newport, NP19 9QE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____