



149 Christchurch Road, Newport. NP19 7QN
£350,000
Tenure Freehold

- **SUBSTANTIALLY EXTENDED SEMI DETACHED FAMILY HOME**
- **4 BEDROOMS (3 DOUBLES)**
- **KITCHEN/DINING/FAMILY ROOM**
- **UTILITY ROOM & W/C**
- **LIVING ROOM**
- **FIRST FLOOR BATHROOM**
- **BALCONY WITH VIEWS**
- **GARAGE & DRIVEWAY**
- **GOOD SIZE SUNNY REAR GARDEN**
- **NO CHAIN**

NO CHAIN!! SUBSTANTIALLY EXTENDED, 4 BEDROOM SEMI DETACHED HOUSE WITH KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, UTILITY ROOM, W/C, BALCONY, GOOD SIZE REAR GARDEN, GARAGE & DRIVEWAY WITH EASY ACCESS TO JUNCTION 24 & 25 OF THE M4

Situated in a sought after area of Newport is this substantially extended, four bedroom, semi detached house, close to all local amenities, popular schools, beautiful walks at Beechwood Park, local pubs and with the easiest of access to junction 24 & 25 of the M4 making it ideal for commuting to both Bristol & Cardiff.

The property now boasts spacious living accommodation briefly comprising to the Ground Floor: Entrance Hallway, Kitchen/Dining/Family Room, Living Room, Utility Room, W/C & Living Room. On the First Floor: Four Bedrooms (3 doubles) & Bathroom. Outside, to the front: A large paved tandem driveway offers off road parking and leads to the garage. To the rear: A patio seating area with steps up to a good size garden with lawn, shrubs and trees with stepping stones leading to a large patio area enjoying views.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and early viewing is highly recommended by the agents to avoid disappointment.

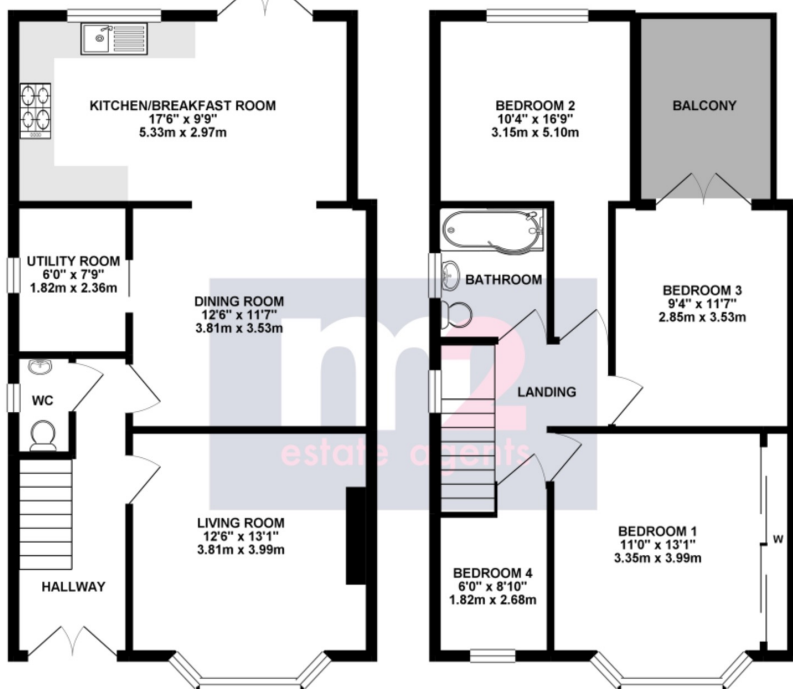
Services:

Council Tax Band:

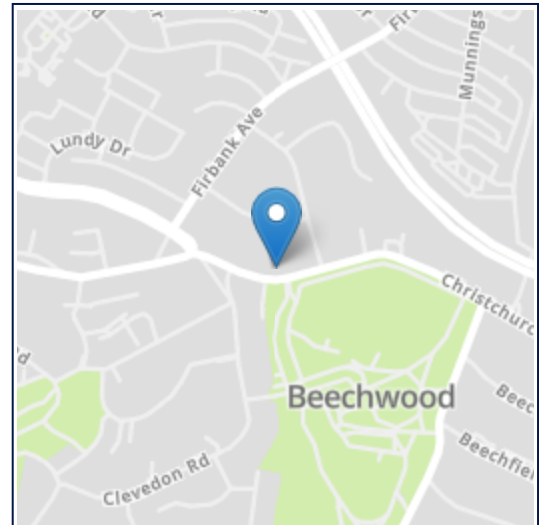


GROUND FLOOR 608.62 sq. ft.
(56.54 sq. m.)

1ST FLOOR 539.33 sq. ft.
(50.11 sq. m.)



TOTAL FLOOR AREA : 1147.95 sq. ft. (106.65 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C	74	
(55-68)		
D		
(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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (149 Christchurch Road, Newport, NP19 7QN) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____