



7 Plane Tree Close, Caerleon, Newport.

NP18 3SA

£249,950

Tenure Freehold

- SEMI DETACHED BUNGALOW
- IN NEED OF UPDATING
- 2 BEDROOMS
- LIVING ROOM
- LARGE ENTRANCE AREA
- GARAGE & GATED DRIVEWAY
- POTTING SHED & COVERED SEATING AREA
- LARGE CORNER PLOT WITH LOVELY GARDENS
- HIGHLY SOUGHT AFTER AREA OF CAERLEON

NO CHAIN!! IN NEED OF UPDATING! 2 BEDROOM BUNGALOW ON A GOOD SIZE CORNER PLOT WITH LARGE ENTRANCE HALL, KITCHEN, LOUNGE, GARAGE & DRIVEWAY IN SOUGHT AFTER CAERLEON LOCATION

Situated just off Roman Reach in the corner of a quiet cul da sac of similar style properties is this two bedroom, detached bungalow, close to all local amenities, pubs, restaurants whilst also having easy access to junction 24 & 26 of the M4.

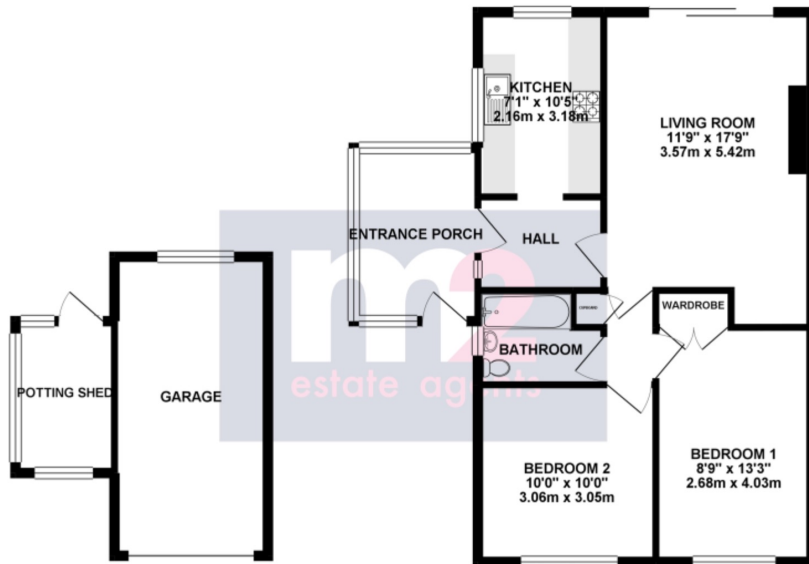
Offered for sale with no onward chain and set on a good size corner plot the bungalow boasts living accommodation briefly comprising: extended entrance hallway, kitchen, lounge, bathroom and two bedrooms. Outside to the front: a gated driveway provides off road parking and leads to the single garage with hedging, lawn and a variety of shrubs, a covered seating area extends the width of the property. To the side: a potting shed with small patio area and lawn. To the rear: a private garden with lawn, hedging and gate providing pedestrian access to Roman Reach.

The bungalow further benefits from having a combi boiler, double glazing and viewing is highly advised by the agents

Services:
Council Tax Band:

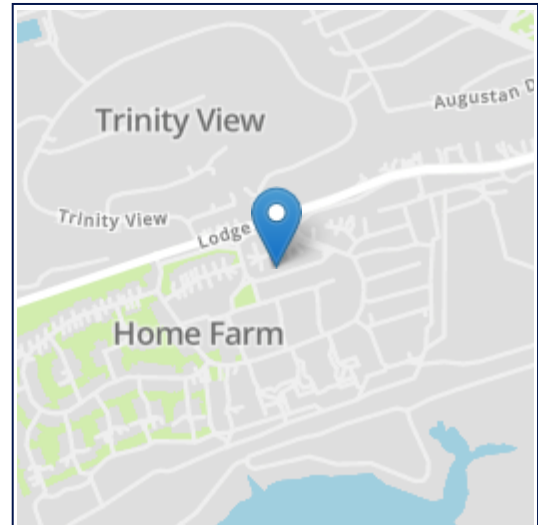


GROUND FLOOR 845.75 sq. ft.
(78.57 sq. m.)



TOTAL FLOOR AREA : 845.75 sq. ft. (78.57 sq. m.) approx.

Whilst every effort 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		87
B		
(69-80)		
C		
(55-68)		70
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 (7 Plane Tree Close, Newport, NP18 3SA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____