



2 Hubert Road, Newport. NP19 7JW

£325,000

Tenure Freehold

- ATTRACTIVE BAY FRONTED PERIOD PROPERTY
- STYLISHLY PRESENTED THROUGHOUT
- 3 DOUBLE BEDROOMS
- STUNNING KITCHEN / DINING ROOM / FAMILY ROOM
- SEPARATE LIVING ROOM
- REFITTED GROUND FLOOR SHOWER ROOM
- REFITTED FAMILY BATHROOM
- PARKING FOR 3 VEHICLES
- CLOSE TO JUNCTION 25 OF THE M4
- CONVENIENT LOCATION

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STYLISH, FULLY RENOVATED, 3 DOUBLE BEDROOM HOUSE IN POPULAR LOCATION, CLOSE TO JUNCTION 25 OF THE M4 WITH KITCHEN/DINING/FAMILY ROOM, SEPARATE LIVING ROOM, GROUND FLOOR SHOWER ROOM, REFITTED BATHROOM, LEVEL GARDEN & DRIVEWAY

Situated in a popular location is this stunning, fully renovated, spacious, 3 double bedroom, end terrace house, walking distance to all local amenities, shops, popular primary & secondary schools, bus routes and with swift easy access to junction 25 of the M4 making it ideal for commuting to both Bristol & Cardiff.

Fully refurbished to the highest of standards over a 5 year period, this family home now boasts spacious living accommodation briefly comprising to the ground floor. Entrance hallway, spacious lounge with bay window, stunning kitchen/dining/family room with integrated appliances and a refitted shower room. On the first floor: A split level landing with three double bedrooms and stylish refitted bathroom. Outside, to the front: a gated path leads to the attractive storm porch with gated side access. To the side/rear: a good size garden with sandstone patio area, lawn and decking seating area, a few steps lead down to the driveway providing off road parking for 3 vehicles also having an EV charging point.

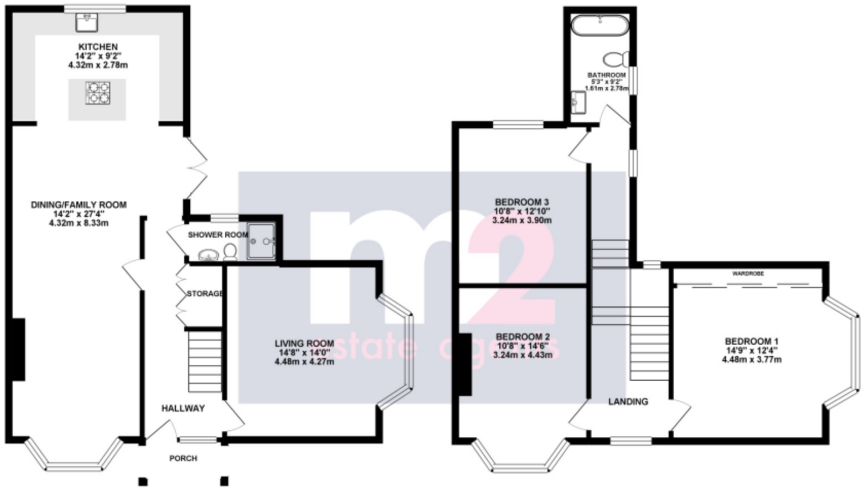
The property further benefits from having a condensing combi boiler with new radiators, upvc double glazing windows & doors, new flooring throughout, new electrics & re-plastered throughout. Early viewing is highly advised by the agents to avoid disappointment.

Services:
Council Tax Band:
D

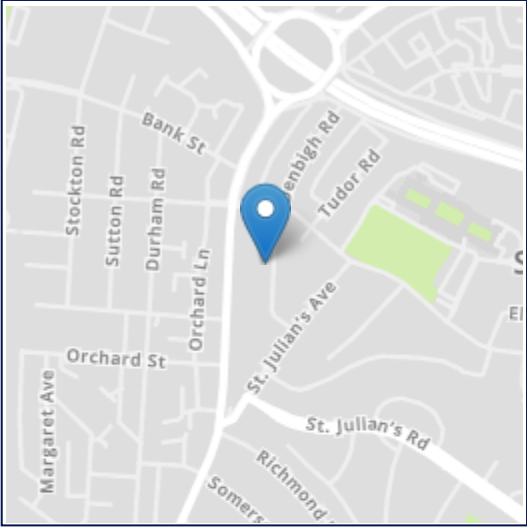


GROUND FLOOR 780.69 sq. ft.
(72.53 sq. m.)

1ST FLOOR 649.93 sq. ft.
(60.38 sq. m.)



TOTAL FLOOR AREA: 1430.61 sq. ft. (132.91 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Lettagram 6/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	56	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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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