



**26 Hazel Walk, Caerleon, Newport. NP18
3SE
£260,000
Tenure Freehold**

- SEMI DETACHED FAMILY HOME
- POPULAR LOCATION HAVING EASY ACCESS TO RENOWNED SCHOOLS
- ENTRANCE HALL
- LOUNGE WITH BOW WINDOW
- REFITTED KITCHEN/DINER WITH PATIO DOORS TO REAR
- 3 BEDROOMS
- MODERN SHOWER ROOM
- DRIVEWAY & GARAGE
- EASILY MAINTAINED GARDENS TO FRONT & REAR
- NO CHAIN

SITUATED WITHIN EASY ACCESS OF RENOWNED LOCAL SCHOOLS THIS 3 BEDROOM SEMI DETACHED PROPERTY BENEFITS FROM A MODERN KITCHEN, SHOWER ROOM AND OFFERS IDEAL FAMILY ACCOMMODATION

The property comprises:

To the ground floor: an entrance hall with stairs to the first floor, lounge with bow window to front leads to a modern kitchen/diner having integral appliances including fridge, freezer, oven hob & extractor, large under stairs storage cupboard and patio doors opening to the rear garden.

To the first: a landing leads to 3 bedrooms (2 having built in wardrobes) and a modern shower room.

Outside; an easily maintained garden to front laid with chippings, driveway leading to garage and steps to main entrance.

To the rear: a patio area having steps through flower beds laid with stone to timber decked seating area laid over 2 levels enclosed by fencing.

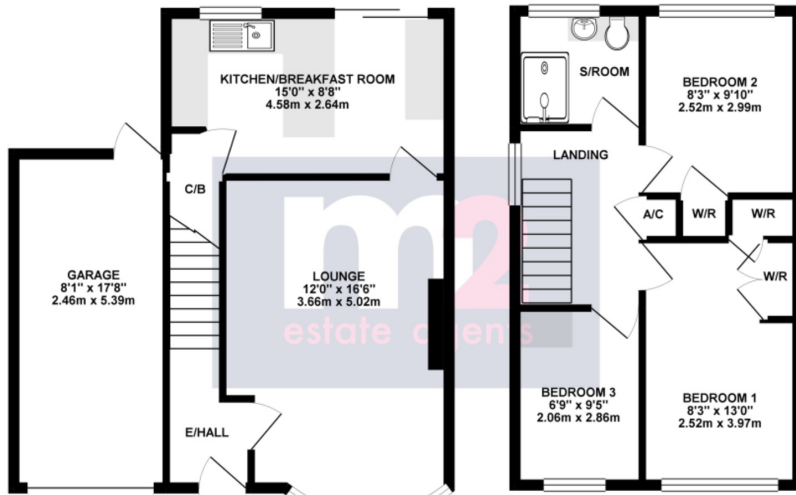
Services:

Council Tax Band:



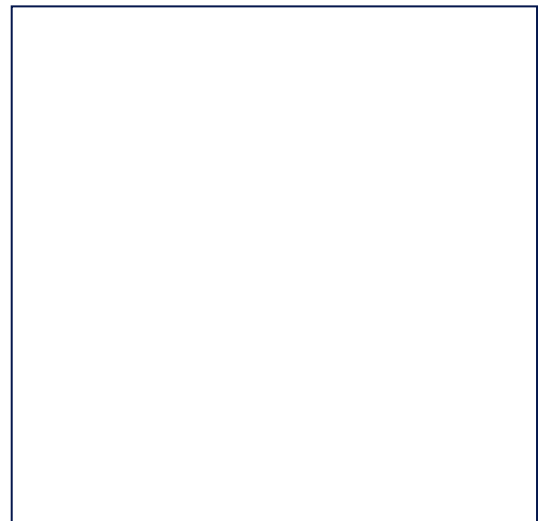
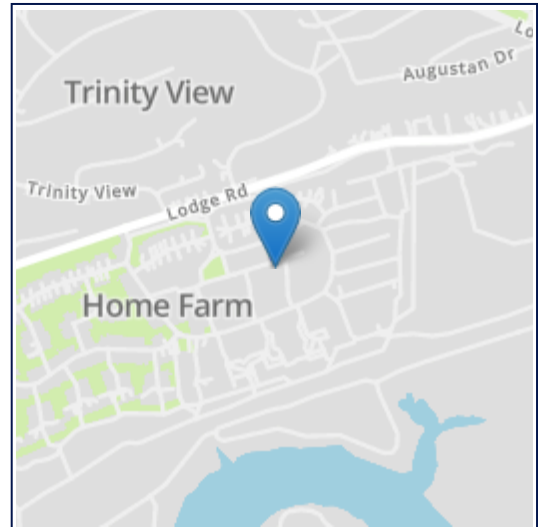
GROUND FLOOR 529.98 sq. ft.
(49.24 sq. m.)

1ST FLOOR 377.27 sq. ft.
(35.05 sq. m.)



TOTAL FLOOR AREA : 907.25 sq. ft. (84.29 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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 (26 Hazel Walk, Newport, NP18 3SE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____