



40 Hampshire Crescent, Newport. NP19 4QP
£259,950
Tenure Freehold

- **EXTENDED SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **LIVING ROOM / DINING ROOM**
- **REFITTED KITCHEN**
- **CONVENIENT, LEVEL LOCATION**
- **LARGE REAR GARDEN**
- **GARAGE & EXTENSIVE OFF ROAD PARKING**
- **NO CHAIN**

NO CHAIN! EXTENDED, 3 BEDROOM SEMI DETACHED HOUSE WITH MODERN KITCHEN, LIVING/DINING ROOM, FIRST FLOOR SHOWER ROOM, GARAGE, LARGE DRIVEWAY WITH EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4
 An extended semi detached property benefiting from a large enclosed rear garden and attached integral garage. The property lies within a short distance of local schools and the southern distributor road providing commuters access to the M4 with accommodation comprising: To the ground floor: An entrance hall with stairs to the first floor, storage cupboard beneath. A good size lounge with bay window opens to the dining room having patio doors to the rear. The extended kitchen has been refitted with white wall & base units, having integral appliances and outlook over rear garden. To the first floor: A landing leads to 3 bedrooms and a refitted shower room. Outside: To the front: A printed concrete cobble stone effect driveway provides parking for numerous vehicles and provides access to the main entrance and garage. To the rear: An L shaped patio area opens to a large garden laid mainly to laid to lawn with bordering flower beds, green house and shed. Enclosed by walling, fencing and hedging.

Garage: Access via a roller door, wall mounted gas boiler, power and light, door to kitchen

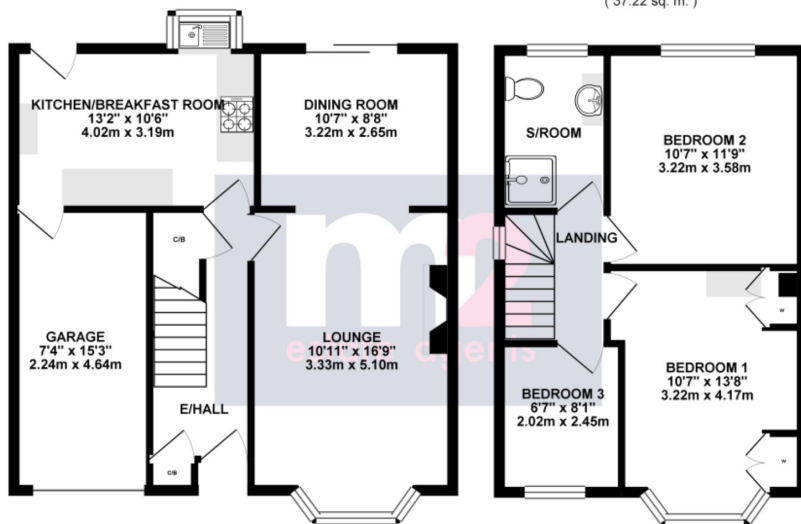
Services:

Council Tax Band:

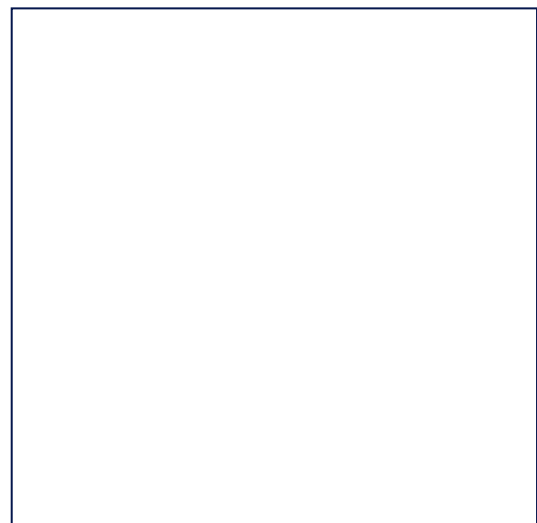
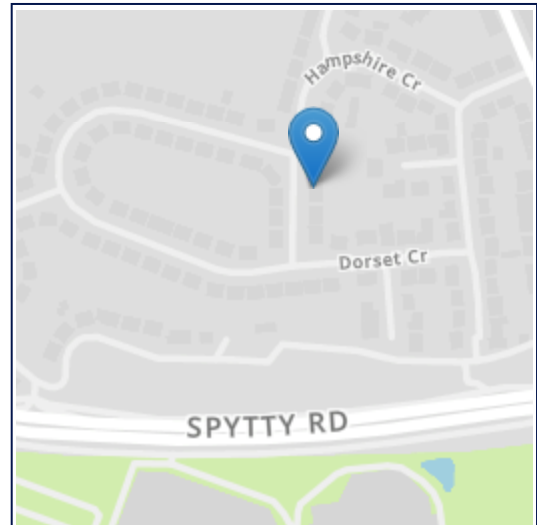


GROUND FLOOR 582.23 sq. ft.
(54.09 sq. m.)

1ST FLOOR 400.60 sq. ft.
(37.22 sq. m.)



TOTAL FLOOR AREA - 982.83 sq. ft. (91.31 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 in such to 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.
 Made with Metropix 60004



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 (40 Hampshire Crescent, Newport, NP19 4QP) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____