

FOR SALE | Guide Price £525,000 | Yew Tree Cottage, Old Hill, Christchurch, Newport NP18 1JZ

ARCHITECTURALLY DESIGNED DETACHED DWELLING IN ATTRACTIVE GARDENS. NO CHAIN.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents are delighted to bring to the market this architecturally designed detached dwelling occupying a generous size plot in desirable Christchurch.

The accommodation briefly comprises entrance vestibule, living room, dining room, sitting room, fitted kitchen, ground floor shower room, three bedrooms, dressing area and en-suite to the master bedroom, and a family bathroom. The property further benefits from gas central heating, double width garage with electric up and over door as well as personnel access from the garden, and fabulous wrap around gardens. The plot measures approximately 0.17 acres in size.

The property offers further potential to extend and improve, subject to the relevant planning permissions being obtained.

Nestled in the picturesque suburb of Christchurch in Newport, this property offers a unique blend of historic charm and modern convenience. Christchurch is renowned for its rich history, with the iconic 12th-century Christchurch church standing as a testament to the area's deep-rooted cultural significance. The neighbourhood exudes a timeless appeal, featuring a mix of period homes and contemporary residences that illustrate its evolution over the centuries.

Beyond its historical allure, Christchurch provides an exceptional living experience with a variety of local amenities. Residents enjoy the convenience of nearby shops, cafes, and well-regarded schools, making it an ideal location for families and professionals. The scenic River Usk, just a short distance away, offers beautiful riverside walks and outdoor activities. Additionally, Christchurch boasts excellent transport links, ensuring easy access to Newport city centre and beyond.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your solicitor.

Council Tax Band: G. Approximately £3000

Land Transaction Tax: £19,875.00

Square Footage: 1649.00 sq.m means.

School Catchment:

primary catchment area: Charles V

primary catchment area: Caereion Comp

primary catchment area: Ysopul Gymraeg, Bro Tawnon, Welsh

medium secondary cat



GROSS INTERNAL AREA
TOTAL: 1649 sq.ft
GROUND FLOOR: 983 sq.ft, FIRST FLOOR: 666 sq.ft
EXCLUDED AREAS: GARAGE: 400 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.