



**7 Lodge Road, Caerleon, Newport. NP18
1QS
£465,000
Tenure Freehold**

- SUBSTANTIAL SEMI DETACHED PERIOD HOME WITHIN CAERLEON VILLAGE
- MANY ORIGINAL FEATURES
- RECEPTION HALL & GROUND FLOOR W/C
- SPACIOUS LOUNGE
- SITTING ROOM, WITH WOOD BURNER, OPENING TO DINING ROOM
- REFITTED KITCHEN
- 4 BEDROOMS
- 1ST FLOOR BATHROOM
- PAVED HARDSTANDING TO FRONT
- MATURE ENCLOSED REAR GARDEN

A substantial detached period home located within Caerleon village, lying close to renowned local schools and an excellent range of amenities.

This spacious family home retains many original features and benefits from a pleasant mature enclosed rear garden. Further accommodation comprises:

To the ground floor: A reception hall with an original tiled floor, stairs to the first floor, having w/c beneath, and a stained glass window to the front.

A good-sized lounge with a bay window benefits from a period fireplace and wooden floor.

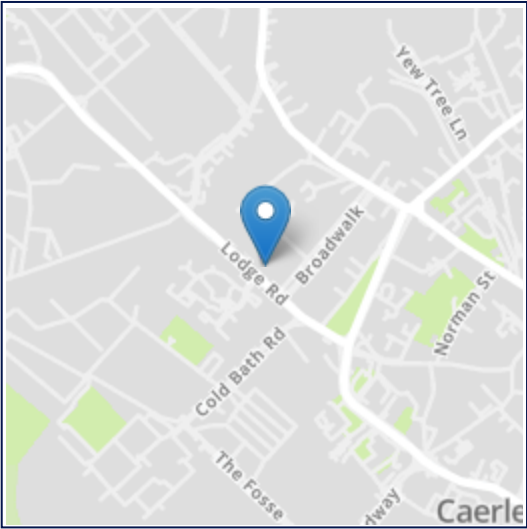
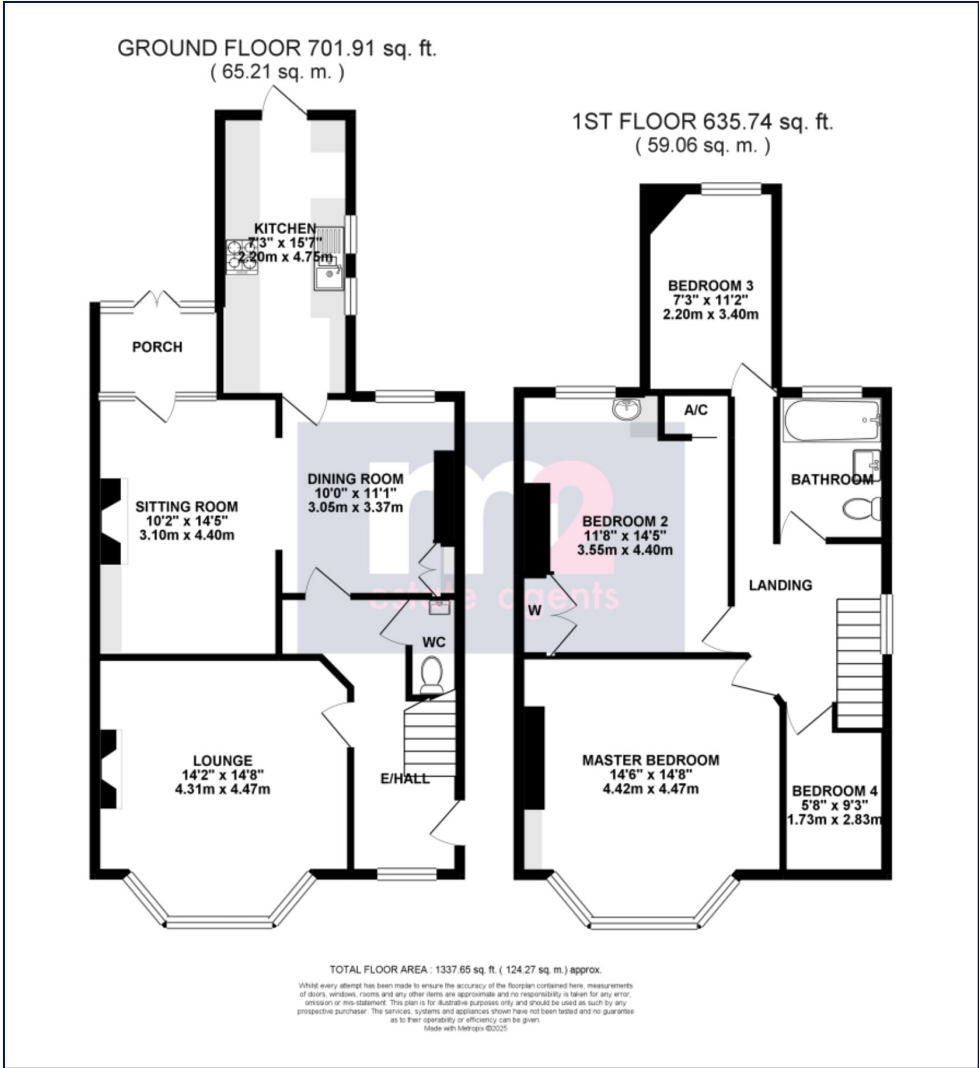
The wooden floor continues in the dining area, which in turn leads to the sitting room, having a wood burner and a small conservatory used for houseplants.

A refitted kitchen leads off the dining room, having a built-in oven and hob, a terracotta floor, and a stable door to the rear.

To the first floor: A landing with original pine doors leads to four bedrooms, the master having a bay window, and a family bathroom.

Outside: To the front: A paved hard standing leads to the main entrance and side access. To the rear: A paved pathway leads through a pergola to a natural stone patio area, partially laid with Cotswold stone, further extending through a lawned garden. All enclosed by hedging and fencin

Services:
All mains services connected
Council Tax Band:
G



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 Lodge Road, Newport, NP18 1QS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____