



109 Lodge Hill, Caerleon, Newport. NP18

3DL

GUIDE PRICE £300,000 - £325,000

Tenure Leasehold

- EXTENDED, SEMI DETACHED FAMILY HOME
- OUTSTANDING VIEWS OVER CAERLEON AND BEYOND
- ENTRANCE HALL & CLOAKROOM/WC
- KITCHEN OPENING TO BREAKFAST/SITTING ROOM
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- EASILY MAINTAINED GARDENS TO FRONT & REAR
- DRIVEWAY & GARAGE
- NO CHAIN
- LOUNGE OPEN TO DINING ROOM

****GUIDE PRICE £300,000 - £325,000**** Enjoying superb views over Caerleon this spacious semi detached property lies a short distance from Lodge Hill School and has benefited from a large 2 storey extension providing a breakfast/sitting room, 4th bedroom and en-suite. The property now provides excellent family accommodation comprising:

An entrance porch opening to an hall with stairs to the first floor and cloakroom/wc.

A good size lounge enjoys an outlook to the front opening to the dining room over looking the rear garden.

The kitchen benefits from a built in oven and hob with breakfast bar opening to the breakfast/sitting room having patio door to a sun terrace again enjoying superb views.

To the first floor: A landing leads to 4 bedrooms, 1 benefiting from an en-suite shower room, and a family bathroom.

Outside: The property occupies a generous plot. To the front a large easily maintained garden with sun terrace and flowerbeds laid with slate enclosed by hedging and fencing. To the rear: A patio with steps through a terraced garden again laid with slate, planted with mature shrubs and enclosed by fencing. A gate provides access to a drive way and extended garage with workshop area.

Leasehold 945 years remaining. Ground rent £30 per annum

Services:

All mains services connected

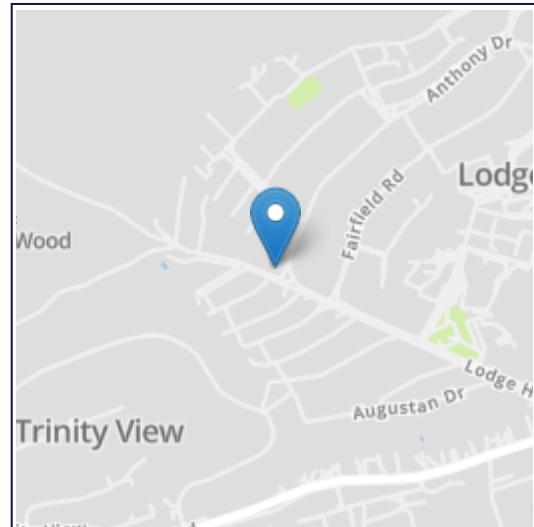
Council Tax Band:

D



TOTAL FLOOR AREA: 1361.40 sq. ft. (126.48 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 inaccuracy. Prospective purchasers are advised to make their own enquiries and seek legal advice as to the suitability of the property for their intended use prior to purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2007



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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