



**92 Monmouth Castle Drive, Newport. NP20
2QS
£285,000
Tenure Freehold**

- MODERN SEMI DETACHED PROPERTY
- POPULAR CONVENIENT LOCATION
- THREE BEDROOMS (TWO WITH WARDROBES)
- BATHROOM, EN SUITE AND CLOAKROOM
- 17' LOUNGE
- WELL FITTED FULL WIDTH KITCHEN/DINING ROOM
- THREE CAR DRIVEWAY
- ENCLOSED SOUTH/WEST FACING REAR GARDEN
- ENERGY EFFICIENT ACCOMODATION
- EPC B84

An attractive modern semi detached property built by REDROW Homes approx years ago in a popular, convenient location. This 3 bed ex show house (Letchworth style) has a decent size, south westerly facing level garden and a three car drive. On the ground floor is an entrance hall with cloakroom and under stairs store, a 16' 5 x 10' 8 lounge and a full width family kitchen diner with quality integrated appliances and sliding doors out into the garden. On the first floor is the master bedroom with two sets of double wardrobes and an en suite, a second bedroom with built in wardrobes and a good size square third bedroom. Outside there is a forecourt garden, a covered entrance door and a three car drive. To the rear there are two Indian Sandstone patio areas, a lawn and mature shrub edging within the fenced garden. Outside lights, water and a side access gate.

The energy efficient accommodation has a gas central heating system and full double glazing.

There is swift access onto the southern distributor road, good local shopping and a short walk to Belle Vue Park.

EPC B84. Council Tax Band D.

Services:

All mains services connected

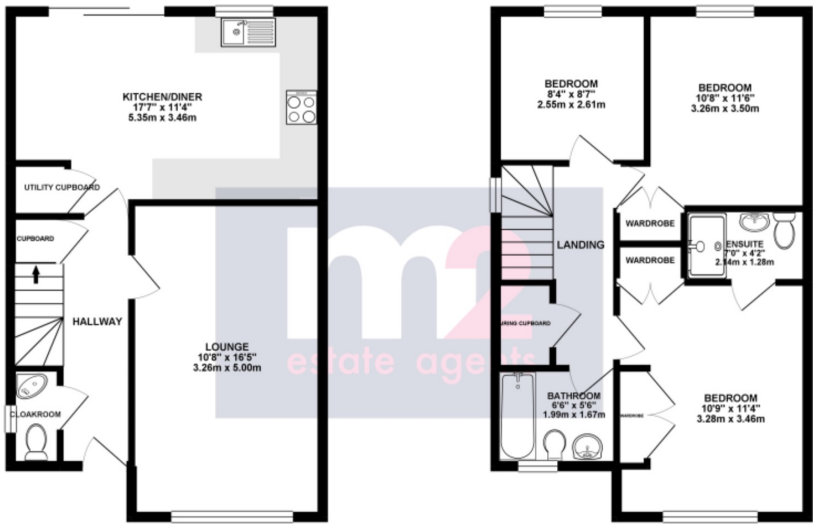
Council Tax Band:

Council Tax Band D. Newport

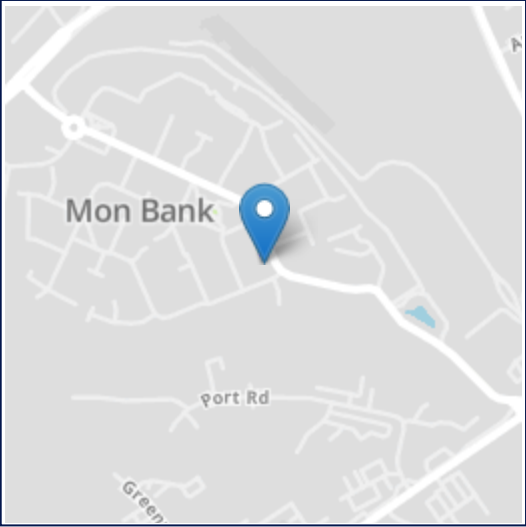


GROUND FLOOR

1ST FLOOR



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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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