



**14 Fairfield Road, Caerleon, Newport. NP18
3DQ
£300,000
Tenure Freehold**

- **SPACIOUS DETACHED BUNGALOW**
- **REQUIRING SOME UPDATING**
- **POPULAR LOCATION OFF LODGE HILL**
- **ENTRANCE HALL**
- **LOUNGE OPEN TO DINING ROOM**
- **KITCHEN**
- **3 BEDROOMS**
- **FAMILY BATHROOM**
- **LONG DRIVEWAY, CARPORT & GARAGE**
- **NO CHAIN**

Situated off Lodge Hill, this spacious detached bungalow benefits from a long driveway providing extensive parking leading to a carport and garage. The property offers good family accommodation, although it requires some updating.

An entrance hall with a store cupboard leads to a good-size lounge with a picture window enjoying views to the front. The lounge opens to the dining area. A kitchen leads off the dining area and is fitted with a range of wall and base units, a built-in oven and hob.

Steps lead from the entrance hall to an inner hallway, three good-size bedrooms and a shower room.

Outside: To the front a long driveway providing extensive parking, partially covered by a carport and leading to a larger-than-average garage and a lawned garden. Pathways extend to the side access and a paved seating area over two levels with a potting shed. Steps lead to the rear garden laid to lawn, enclosed by fencing and hedging.

Services:

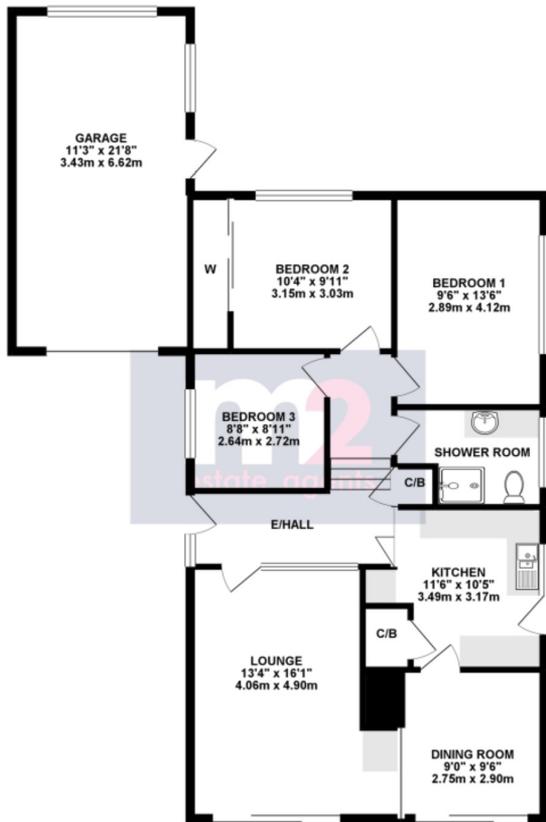
all mains services connected

Council Tax Band:

E

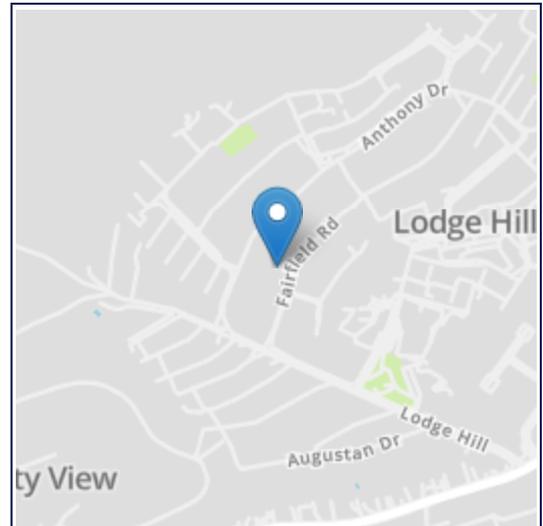


GROUND FLOOR 1134.08 sq. ft.
(105.36 sq. m.)



TOTAL FLOOR AREA: 1134.08 sq. ft. (105.36 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapigo ©2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E	55	
(21-38)		
F		
(1-20)		
G		69
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.

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 (14 Fairfield Road, Newport, NP18 3DQ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____