



**4 Loftus Walk, Newport. NP19 0PN**  
**£230,000**  
**Tenure Freehold**

- MODERN SEMI DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- GROUND FLOOR W/C & FIRST FLOOR BATHROOM
- GARAGE & DRIVEWAY
- GOOD SIZE REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS

**\*MODERN, SPACIOUS 2 DOUBLE BEDROOM, SEMI DETACHED HOUSE WITH KITCHEN/BREAKFAST ROOM, LIVING ROOM, GROUND FLOOR CLOAKROOM, FIRST FLOOR BATHROOM, DRIVEWAY & GARAGE WITH EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4\***

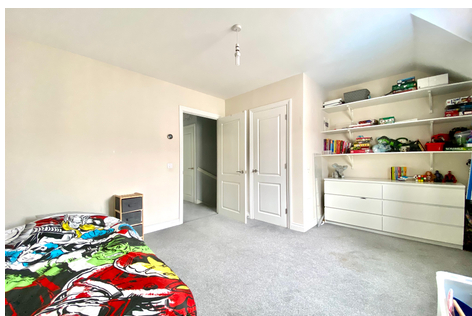
Situated on this popular garden village development off Corporation Road, this attractive semi detached property offers an ideal purchase for a first time buyer and lies within easy access of Newport City Centre and the Southern Distributor Road leading to Junctions 24 & 28 M4.

In brief the well presented accommodation comprises: To the Ground Floor: An Entrance Hall, Lounge, inner lobby with WC off hallway and large Kitchen/Breakfast Room with French doors to the rear. To the First Floor: 2 Double Bedrooms and a Bathroom. Outside: To the front a forecourt enclosed by hedging with pathway to entrance, a side drive provides parking and leads to the single garage. To the Rear: A patio area leading onto a level garden laid to lawn enclosed by fencing with door into garage.

The property further benefits from having a gas combi boiler, upvc double glazing throughout. There is also a £250 per year estate charge for managing and maintaining the garden village landscape, and front hedging.

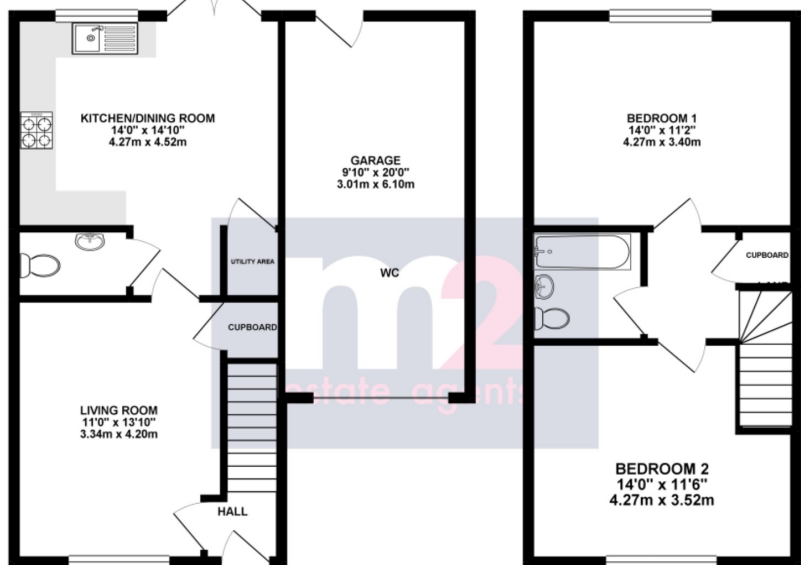
Services:

Council Tax Band:



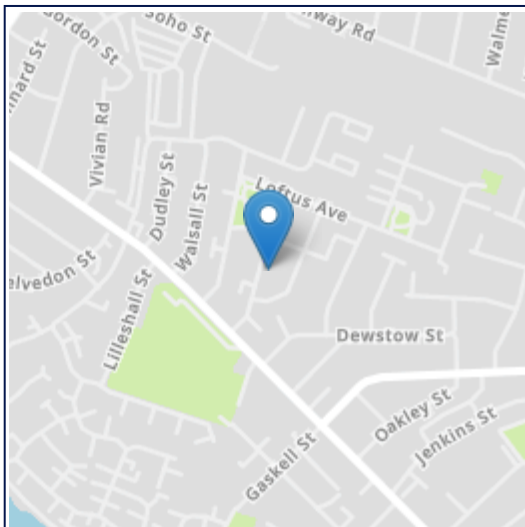
GROUND FLOOR 598.62 sq. ft.  
(55.61 sq. m.)

1ST FLOOR 400.83 sq. ft.  
(37.24 sq. m.)



TOTAL FLOOR AREA : 999.45 sq. ft. ( 92.85 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 is given to their operability or efficiency can be given.  
Made with MapTools ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		96
<b>A</b>		
(81-91)	84	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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 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 ( 4 Loftus Walk, Newport, NP19 0PN ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_