

3 Downton Hall Close, Newport. NP20 2PZ
£325,000
Tenure Freehold

- **GUIDE PRICE £325,000 - £340,000**
- **DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **KITCHEN/DINING/FAMILY ROOM**
- **EN-SUITE & FAMILY BATHROOM**
- **LIVING ROOM**
- **GARAGE & DRIVEWAY**
- **EASY TO MAINTAIN REAR GARDEN**
- **NO CHAIN**

GUIDE PRICE £325,000 - £340,000* NO CHAIN! 3 BEDROOM, DETACHED FAMILY HOME ON THE POPULAR MON BANK DEVELOPMENT WITH STYLISH KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, GROUND FLOOR W/C, EN-SUITE, FAMILY BATHROOM, DRIVEWAY & GARAGE

A beautifully presented three bedroom detached family home in a quiet cul de sac of similar style properties close to all local amenities, schools, supermarkets, bus routes and shops whilst also having the easiest of access to the Southern Distributor Road which links to junctions 24 & 28 of the M4 making it ideal for commuting.

This stylish property benefits from accommodation briefly comprising to the Ground Floor: Entrance Hallway, Living Room, W/C and Stunning Kitchen/Dining Room with integrated appliances. On the First Floor are three good size bedrooms with en-suite shower room and fitted wardrobes to bedroom 1 as well as family bathroom. Outside to the front/side: a tandem driveway leads to the good size garage with electric. A path leads to the front door with artificial grass. Gated side access leads to the easily maintained rear garden with patio area and artificial lawn with side access into the garage.

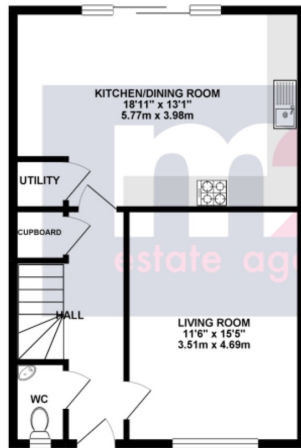
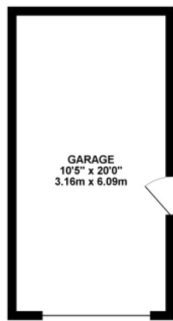
The property further benefits from having gas boiler, UPVC Double Glazing throughout, no onward chain and viewing is highly advised by the agents.

Services:

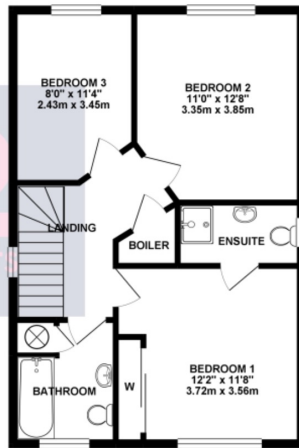
Council Tax Band:



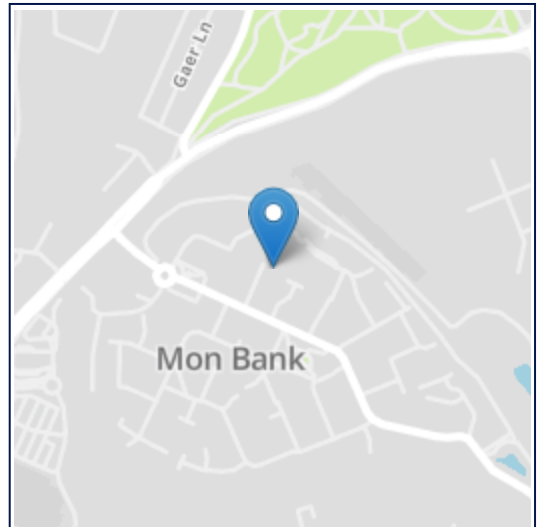
GROUND FLOOR 746.54 sq. ft.
(69.36 sq. m.)



1ST FLOOR 539.10 sq. ft.
(50.08 sq. m.)



TOTAL FLOOR AREA : 1285.63 sq. ft. (119.44 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 floorplan 02/2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	82
(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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