



**21 Lodge Hill, Caerleon, Newport. NP18
3DA
£400,000
Tenure Freehold**

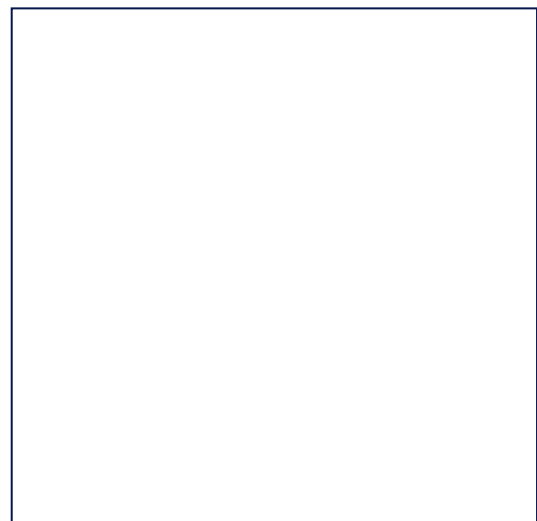
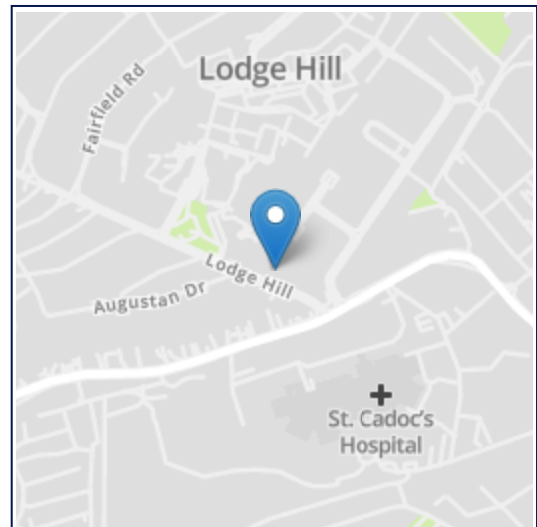
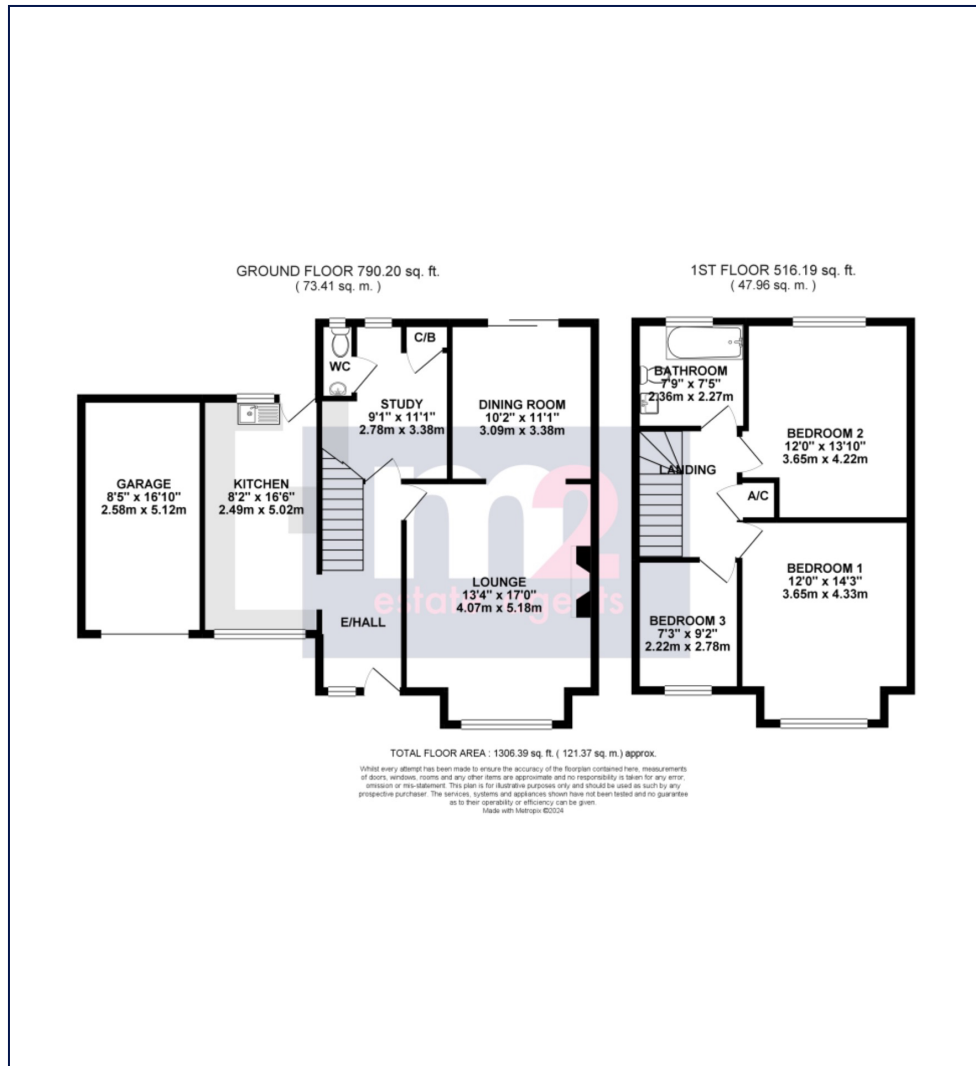
- WELL PRESENTED DETACHED FAMILY HOME
- SOUGHT AFTER CAERLEON LOCATION
- LIVING ROOM / DINING ROOM
- MODERN KITCHEN WITH VAULTED CEILING
- MODERN FAMILY BATHROOM
- GARAGE & DOUBLE DRIVEWAY
- 3 BEDROOMS
- STUDY

MODERN 3 BEDROOM, DETACHED FAMILY HOUSE IN SOUGH AFTER CAERLEON LOCATION WITH LIVING ROOM, DINING ROOM, KITCHEN WITH VAULTED CEILING, STUDY, GARAGE, DOUBLE DRIVEWAY

A spacious and well presented detached family home situated close to lodge hill junior school within easy access of Caerleon Village. The property has been modernised to a high standard by its present owner with accommodation comprising: To the ground floor: An entrance hall with stairs to first floor. A good size lounge with box bay to front opens to a dining room having patio doors to rear. A study leads from the hall way with w/c off. The kitchen benefits from a vaulted ceiling, matching wall and base units having integrated appliances, folding breakfast bar and window seat having storage beneath. To the first floor: A landing leads to 3 bedrooms including 2 good size doubles, A refitted bathroom benefits from a shower over bath. Outside: A double driveway provides access to a single garage and main entrance, a garden is laid to lawn. To the rear: Pathways and steps lead to an easily maintained paved garden with bordering beds enclosed by fencing

Services:

Council Tax Band:



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 (21 Lodge Hill, Newport, NP18 3DA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____