



53 Traston Road, Newport. NP19 4RQ
£290,000
Tenure Leasehold

- EXTENDED SEMI DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN/BREAKFAST ROOM & CONSERVATORY
- SITTING/DINING ROOM
- LOUNGE
- REFITTED FAMILY BATHROOM
- OUTBUILDING - OFFICE/GYM
- LARGE DRIVEWAY
- GOOD SIZE REAR GARDEN
- EASY ACCESS TO JUNCTION 24 OF THE M4

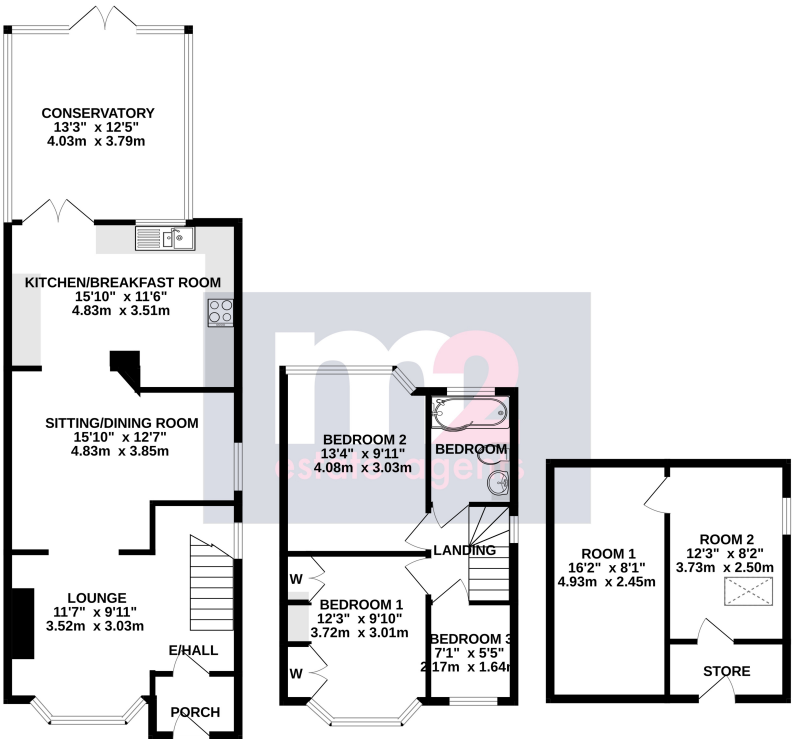
69 Bridge Street, Newport, NP20 4AQ
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www.m2ea.co.uk

EXTENDED, 3 BEDROOM, SEMI DETACHED HOUSE WITH KITCHEN/BREAKFAST ROOM, CONSERVATORY, LOUNGE, DINING/SITTING ROOM, REFITTED BATHROOM, LARGE DRIVEWAY, USEFUL OUTHOUSE & LONG REAR GARDEN BACKING ONTO WOODLAND

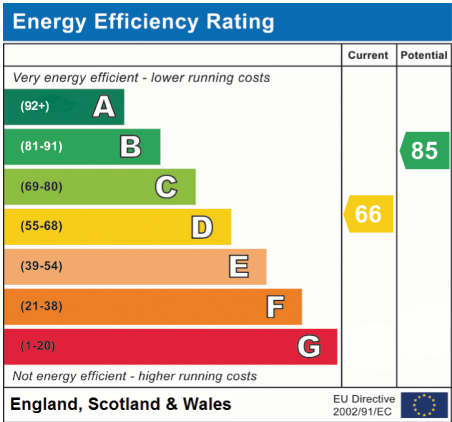
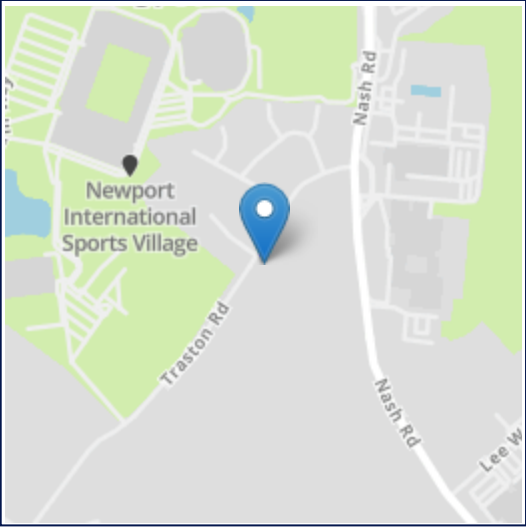
Situated at the end of a quiet no through road on the popular & convenient East Side of Newport is this extended, three bedroom, semi detached house. The property is located within walking distance to all local amenities, popular primary & secondary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4 making it perfect for commuting.

In brief the property has accommodation briefly comprising to the ground floor: An entrance porch & entrance hall opens to a lounge with bay window. A full width sitting/dining room leads to a large kitchen/breakfast room with French doors opening to the generous conservatory. To the first floor: A landing leads to three bedrooms, the master having built in wardrobes. The refitted family bathroom benefits from a shower over bath with tiled walls and built in storage. Outside, The property occupies a generous plot siding on to local woodland. To the front: A driveway provides parking for numerous vehicles and extends to the side with access to the rear. To the rear: A full width patio opens onto a level garden laid mainly to lawn, enclosed by fencing. Stepping stones lead to a useful and versatile outbuilding comprising a store/entrance porch and 2 rooms benefiting from power and light.

Services:
Council Tax Band:
D



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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.
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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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