



97 Wentwood Road, Caerleon, Newport.

NP18 3RW

£325,000

Tenure Freehold

- WELL PRESENTED DETACHED BUNGALOW
- OCCUPYING A LARGER THAN AVERAGE LEVEL PLOT
- GOOD SIZE LOUNGE/DINING ROOM
- KITCHEN
- 2 BEDROOMS
- LARGE CONSERVATORY
- SHOWER ROOM
- LONG DRIVEWAY AND GARDEN TO FRONT
- EASILY MAINTAINED ENCLOSED REAR GARDEN
- GARAGE & CARPORT

A rare opportunity to acquire a well presented detached bungalow situated in this popular location with access of Caerleon and a wide range of amenities. The property occupies a superb level plot having long driveway with lawned garden to the front and an easily maintained enclosed rear garden.

To the ground floor: An L shaped entrance hall with storage cupboard leads to a spacious lounge/dining room having box bay window to front.

The kitchen is fitted with a range of wall and base units with space for a table.

Two bedrooms are located to the rear of the property, both opening to the full width conservatory over looking the rear garden. A refitted shower room is located off the entrance hall.

Outside: To the front: A long brick paved driveway provides parking for numerous vehicles leading through a garden laid to lawn garage and carport. Pathways extend to side access. To the rear: A full width, easily maintained paved garden with central stone water feature and storage shed/summer house. All enclosed by fencing and enjoying a sunny aspect. Garage: Accessed via up & over door, door to conservatory.

The property benefits from gas central heating, double glazing and is offered for sale with no onward chain.

Services:

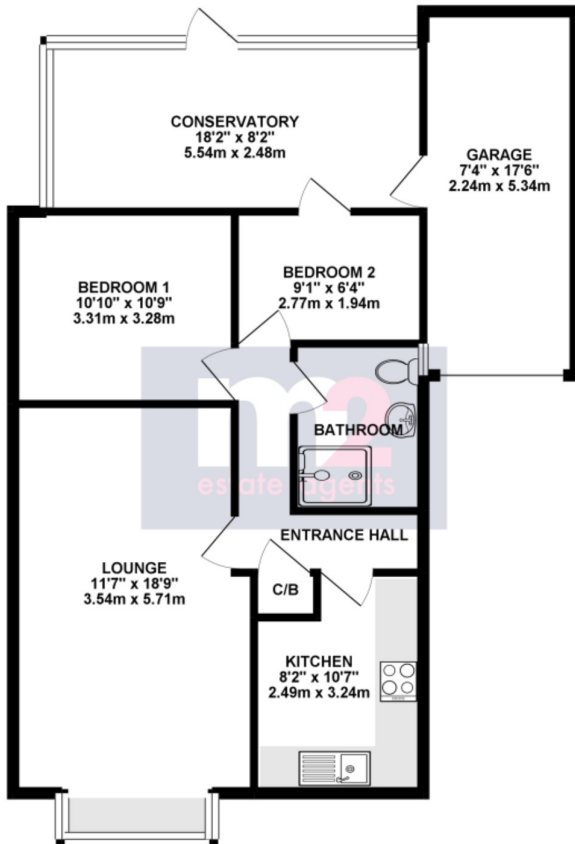
all mains services connected

Council Tax Band:

E

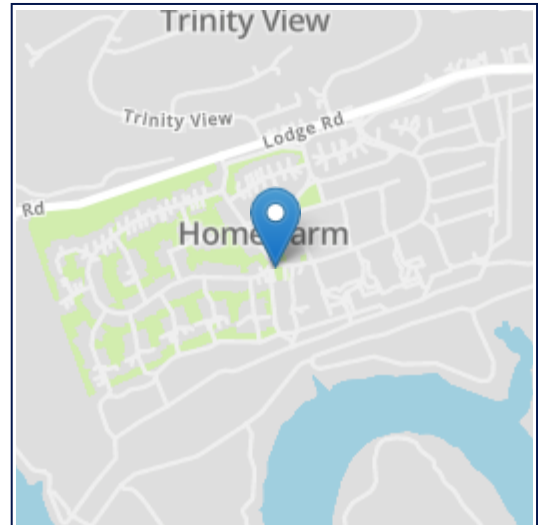


GROUND FLOOR 846.24 sq. ft.
(78.62 sq. m.)



TOTAL FLOOR AREA : 846.24 sq. ft. (78.62 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 to 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 iMeasure 6/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	72
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (97 Wentwood Road, Newport, NP18 3RW) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____