



2 Sunbeam Close, Newport. NP19 0DF
£250,000
Tenure Freehold

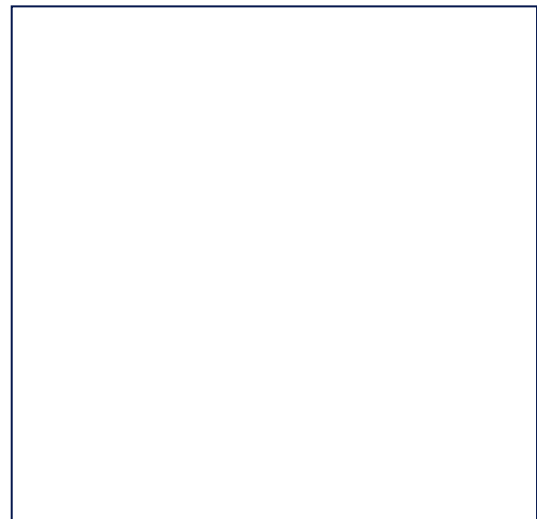
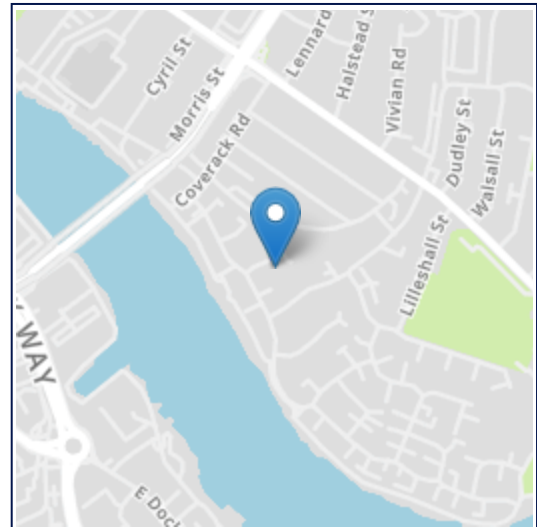
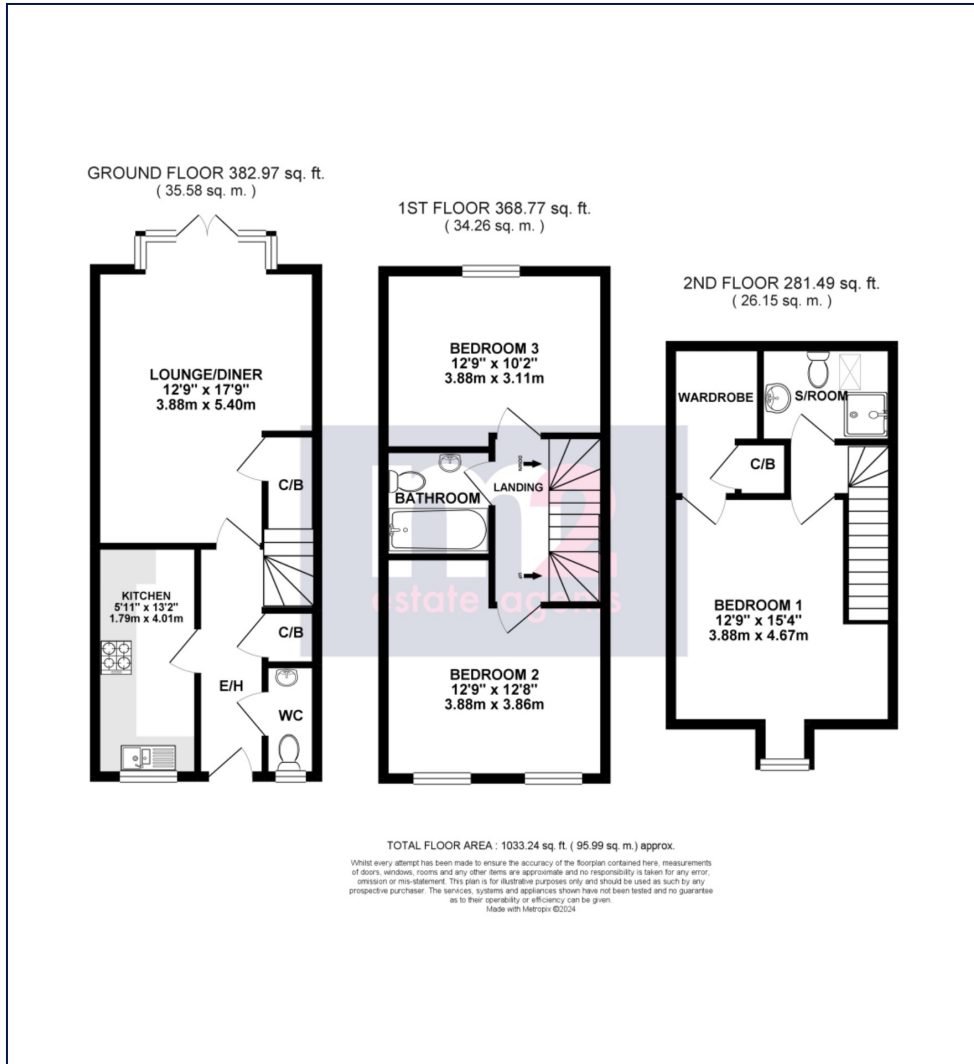
- **SPACIOUS TOWNHOUSE**
- **3 DOUBLE BEDROOMS**
- **LOUNGE / DINING ROOM**
- **BATHROOM & SHOWER ROOM**
- **CONVENIENT EAST SIDE LOCATION**
- **EASY ACCESS TO JUNCTIONS 24 & 28 OF THE M4**
- **GROUND FLOOR W/C**
- **EASY TO MAINTAIN REAR GARDEN**
- **NO CHAIN**

NO CHAIN!! SPACIOUS, 3 DOUBLE BEDROOM TOWNHOUSE IN CONVENIENT LEVEL LOCATION WITH MODERN KITCHEN, LOUNGE/DINING ROOM, BATHROOM, SHOWER ROOM, PARKING & THE EASIEST OF ACCESS TO JUNCTIONS 24 & 28 OF THE M4

A spacious, 3 double bedroom town house situated close to Corporation Road within a short distance of the southern distributor road providing commuters access to the m4. The property offers spacious family accommodation over 3 levels comprising: To the ground floor: An entrance hall with cloakroom wc, storage cupboard and stairs to the first floor. The kitchen is fitted with a range of wall and base units having built in oven & hob, concealed gas boiler and window to front. A good size lounge/dining room opens to the rear garden via French doors. To the first floor: A landing leads to two double bedrooms and family bathroom, a turned staircase leads to the second floor. To the second floor: A landing leads to the master bedroom with large walk in wardrobe and separate shower room. Outside to the front: A forecourt provides parking for 2 vehicles, pathways lead to the main entrance with canopy porch. To the rear: A patio area leads onto a garden laid with Astro turf and decked seating area, all enclosed by fencing. The property further benefits from having no onward chain.

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 (2 Sunbeam Close, Newport, NP19 0DF) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____