



22 Sir Charles Crescent, Newport. NP10 8QE
£300,000
Tenure Freehold

- **DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **DINING ROOM**
- **LIVING ROOM**

- **EXTENSIVE PARKING & EASILY MAINTAINED REAR GARDEN**
- **EN-SUITE & FAMILY SHOWER ROOM**
- **NO CHAIN**
- **CLOSE TO JUNCTION 28 OF THE M4**
- **GUIDE PRICE £300,000 - £315,000**

NO CHAIN!! 3 BEDROOM, DETACHED FAMILY HOME IN CONVENIENT, LEVEL LOCATION WITH LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, EN-SUITE, REFITTED SHOWER ROOM, EXTENSIVE PARKING & GOOD SIZE REAR GARDEN BACKING ONTO WOODLAND, CLOSE TO JUNCTION 28 OF THE M4* *GUIDE PRICE £300,000 - £315,000

Situated on the favoured West side of Newport in a quiet cul-de-sac of similar style properties is this well presented modern three bedroom semi detached house, located close to all local amenities, sought after schools, supermarkets, bus routes and walking distance to the beautiful Tredegar House & Grounds whilst also having the easiest of access to junction 28 of the M4 making it perfect for commuting.

The property occupies a good size, corner plot with an easily maintained enclosed rear garden, with internal accommodation comprising: To the ground floor: An entrance hall with turned stairs to first floor & cloakroom/wc. A good size living room with French doors opening to the the rear garden. A door way from the lounge leads to a spacious refitted kitchen/dining room courtesy of a converted garage. To the first floor: A landing leads to three bedrooms all with fitted wardrobes, the master also having an en-suite shower room. There is also a refitted shower room. Outside: To the front: A double driveway with decorative stones providing ample parking for multiple vehicles with gated side access. To the rear: A patio leads on to a pleasant, easily maintained enclosed garden with decking seating area with timber storage shed backing onto woodland all enclosed by fencing.

The property benefits from gas combi boiler, double glazing throughout and no onward chain.

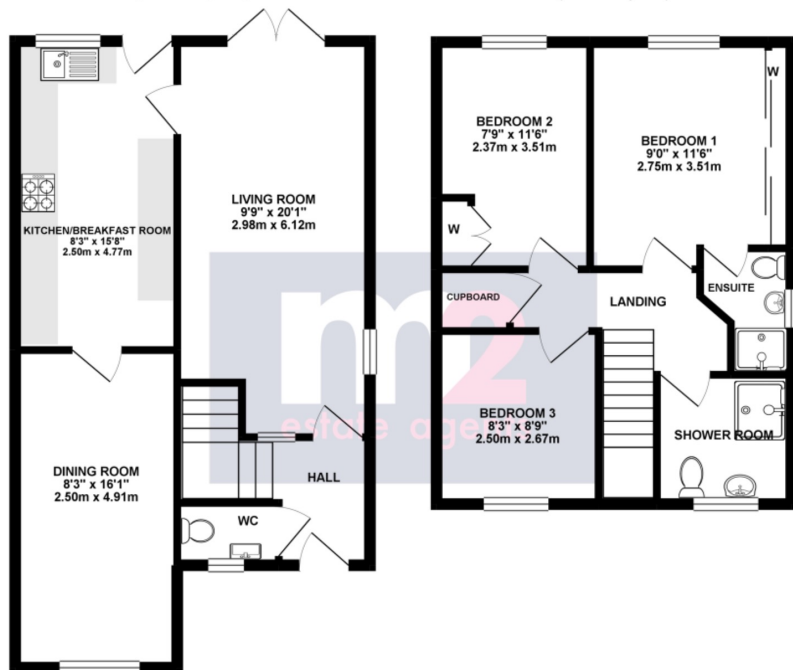
Services:

Council Tax Band:



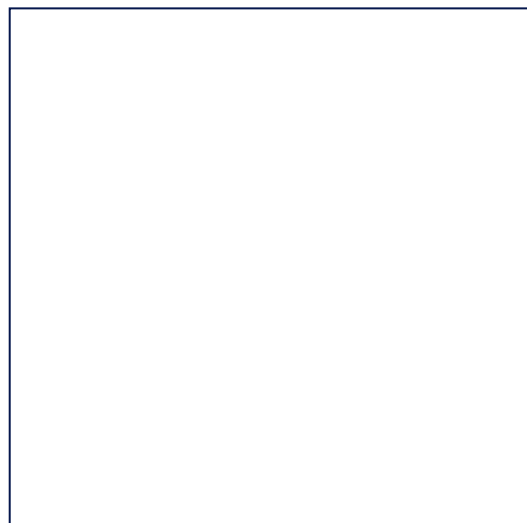
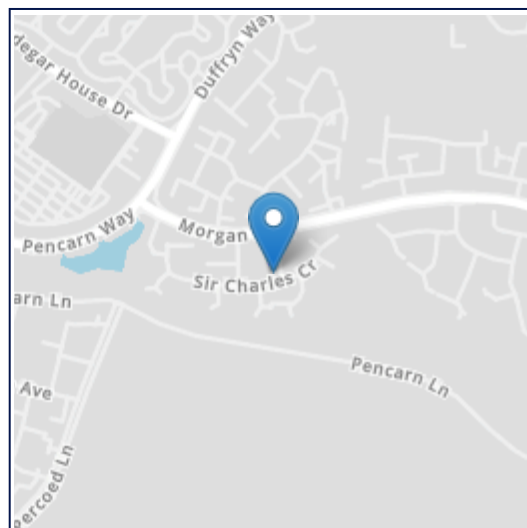
GROUND FLOOR 520.41 sq. ft.
(48.35 sq. m.)

1ST FLOOR 420.92 sq. ft.
(39.10 sq. m.)



TOTAL FLOOR AREA : 941.33 sq. ft. (87.45 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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I/We acknowledge that I/we have read and understand your terms letter and that these property (22 Sir Charles Crescent, Newport, NP10 8QE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____