



Sage
& Co.
Property Agents



71 Eastmoor Road, Newport, NP19 4NY
Guide Price £240,000

****GUIDE PRICE £240,000 TO £250,000** **CONVENIENT LOCATION****

Sage and Co are pleased to offer FOR SALE this Fabulous SEMI DETACHED BUNGALOW which has been recently upgraded by the current owners. The property offers modern living with TWO GOOD SIZE BEDROOMS as well as a NEWLY FITTED KITCHEN and SHOWER ROOM. Outside there is a spacious DRIVEWAY AND GARAGE and enclosed level rear garden.

Being within easy reach of local amenities including Spytty retail park, local schools and the fabulous Wetlands Nature Reserve this property is one not to miss.

Access to the M4, via the Southern Distributor Road is the quick and easy.

Book your viewing today not to be disappointed.

EPC RATING: D

COUNCIL TAX BAND: C



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ENTRANCE

Enter through a composite front door.

ENTRANCE HALLWAY

Central heating radiator, storage cupboard, laminate flooring, loft access doors to :-

KITCHEN

16'4" x 8'8" (4.99 x 2.66)

Newly fitted kitchen with a range of high gloss base and wall units, square edged work surface and breakfast bar, polycarbonate sink unit with mixer tap over, inset gas hob and electric oven, plumbing for automatic washing machine and tumble drier or dishwasher, double radiator, space for American fridge/freezer. two double glazed windows to the side. Composite stable door to rear. Tiled floor

LIVING ROOM

24'1" x 10'1" (7.36 x 3.08)

Double glazed window to rear, two double radiators, feature fireplace with electric fire, laminate flooring coving to ceiling.

BEDROOM ONE

10'0" x 11'7" to wardrobe (3.05 x 3.55 to wardrobe)

Double glazed window to front, mirrored fitted wardrobe, laminate flooring

BEDROOM TWO

8'9" x 10'4" (2.67 x 3.15)

Double glazed window to front, central heating radiator, laminate flooring

BATHROOM

6'11" x 5'4" (2.13 x 1.64)

Newly fitted bathroom with extra large step in shower cubicle with matt black square shower and separate hand held unit. Pedestal wash hand basin, Low level WC, Large matt black towel rail, tiled splash back, panelled walls.

LOFT

Two year old Combi boiler in the loft accessed by a pull down ladder.

OUTSIDE

FRONT: Low maintenance garden to front with gated driveway.
SIDE: Additional driveway for two cars leading to garage/workshop and rear garden
REAR: Lawned rear garden with additional area laid with Cotswold stone, patio area and shrubbed borders

GARAGE/WORKSHOP

8'3" x 20'5" approx (2.52 x 6.24 approx)

Front opening doors with power and light.

SHED

7'10" x 8'1" (2.40 x 2.48)

Power and light

TENURE

We have been advised freehold

