

*Join us in 2020*



*as we celebrate 30 years!*



- Spacious Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Off Road Parking for 3 Cars

- Good Size Garden
- Well Presented
- Close to Schools
- Popular Location

**12 Winston Road, Newport, PO30 1RF**

**£225,000**

A perfect family home set within a popular location and within walking distance of local schools for all ages. This lovely semi detached home boasts off road parking for three cars and a fantastic garden ideal for family get gatherings. The accommodation has been upgraded by the current owners to a good standard and offers a welcoming hallway, lounge with feature bay window, dining room with access to the garden, modern white kitchen, ground floor WC, three bedrooms and shower room WC. If you're are looking for a spacious family home then look no further.

To arrange an internal viewing then please call The Wright Estate Agency on 01983 281010.



## Accommodation

### Double Glazed Front Door To Front Entrance Hallway

**Lounge** 15' 7" x 12' 9" (4.75m x 3.89m)

**Kitchen** 10' 6" x 8' 3" (3.20m x 2.52m)

**Dining Room** 10' 6" x 10' 5" (3.20m x 3.18m)

### Stairs with Handrail To:

#### Landing

**Bedroom 1** 13' 0" x 10' 5" (3.97m x 3.18m)

**Bedroom 2** 10' 6" x 10' 5" (3.20m x 3.18m)

**Bedroom 3** 8' 5" x 8' 2" (2.57m x 2.49m)

**Bathroom** 7' 5" x 8' 2" (2.25m x 2.49m)

### Outside

To the front of the property there is off road parking for 3 cars and side access that leads to the rear. The enclosed rear garden is mainly laid to lawn with shrubs, patio area and two sheds.



### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

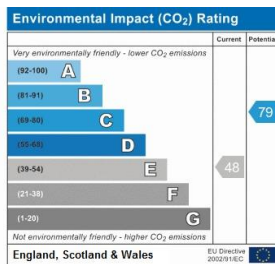
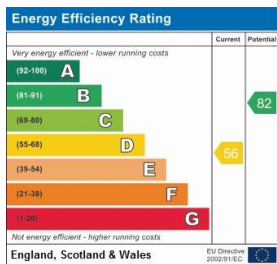
### Council Tax

Band B



### Agents Note



Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 PROTECTED  


Viewing: Date ..... Time .....