

## 22 Viscount Evan Drive Newport



### BEAUTIFULLY PRESENTED AND MODERNISED SEMI DETACHED HOME

- THREE GOOD SIZED BEDROOMS
- LUXURY BATHROOM PLUS ENSUITE
- HIGH-GLOSS KITCHEN WITH DINING AREA
- GROUND FLOOR WC
- CONVERTED GARAGE PROVIDING ADDITIONAL LIVING SPACE
- NEWLY FITTED GAS COMBINATION BOILER
- NEW BLOCK-PAVED REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO BE APPRECIATED

**£265,000**

Tel: 01633 212 666 [www.nuttallparker.com](http://www.nuttallparker.com)

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

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# Viscount Evan Drive, NP10 8HJ

## Introduction

A beautifully presented and modernised semi detached family home situated in this popular location, near to excellent amenities and major road connections. Within walking distance there are local shops, bus stops, well regarded primary and secondary schools as well as the famous National Trust Tredegar House, it really is the perfect home for families looking for amenities or commuters as the M4 motorway and A48 are just around the corner.

Built by Bellway Homes c.2001, the property has been modernised in areas to include updated bathrooms and kitchen, a remodelled rear garden and a new gas combination boiler. Entering the property from the front, the inner porch leads off to the lounge, kitchen/diner, WC and converted garage currently being used as a home office. Upstairs, the landing leads off to three good sized bedrooms, a luxury family bathroom and matching ensuite to bedroom 1.

Outside, the frontage features a low maintenance garden area and parking then, to the rear, a newly laid block-paved enclosed garden with side access.

Viewing is essential to appreciate what this lovely home has to offer, call our sales team today to enquire or book a viewing

## Tenure

Freehold

## Council tax

Band D


## Viewing

By prior appointment with vendors agents Nuttall Parker | James Douglas. Tel: 01633 212666.

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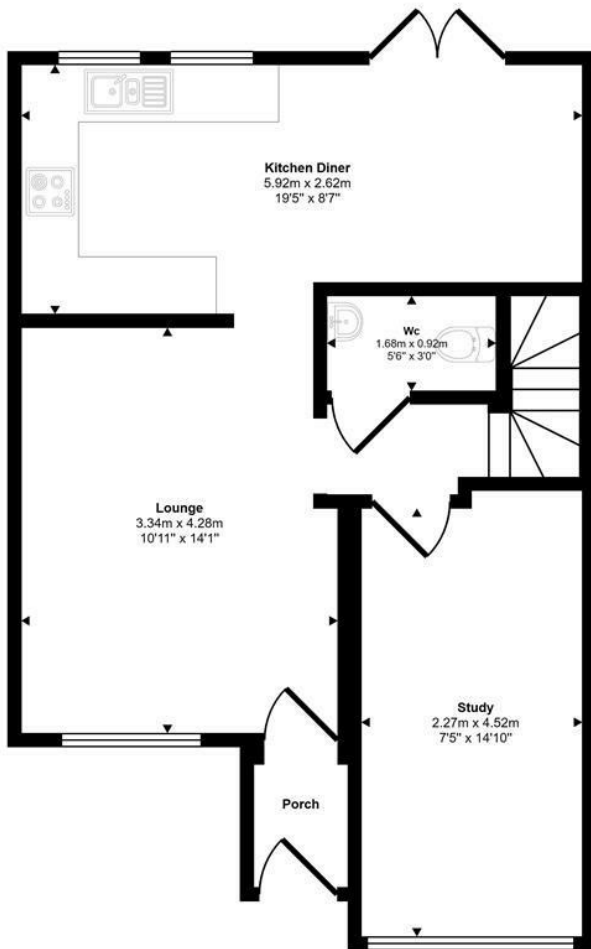
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

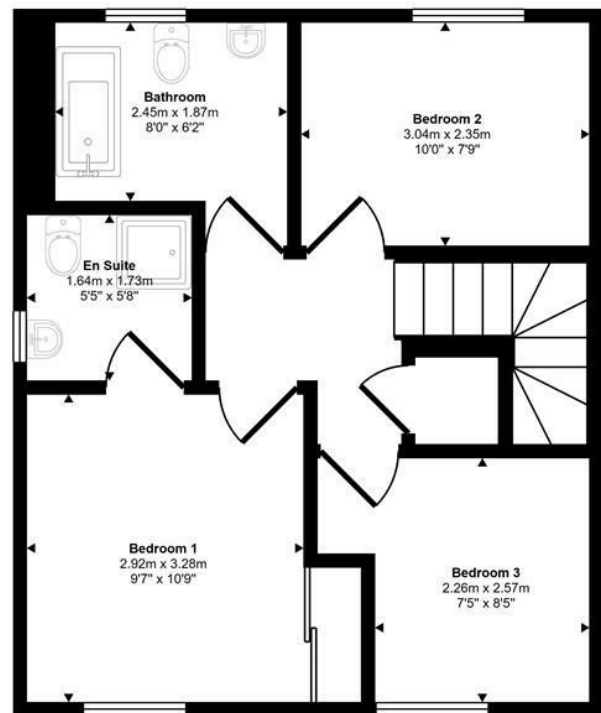
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
91 sq m / 979 sq ft



**Ground Floor**  
Approx 48 sq m / 520 sq ft



**First Floor**  
Approx 43 sq m / 459 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.