

# 17 Walnut Drive Caerleon Newport



## WELL PRESENTED SEMI DETACHED HOME IN CAERLEON

- THREE BEDROOM SEMI DETACHED HOME
- LOVELY LOUNGE LEADING TO CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- HALF CONVERTED GARAGE INTO OFFICE SPACE
- DRIVEWAY
- PLEASANT REAR GARDEN
- CUL-DE-SAC POSITION
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE

**£245,000**

## **Walnut Drive, NP18 3SB**

### **Introduction**

A fantastic opportunity to purchase this lovely semi detached family home situated at the end of this cul-de-sac in Caerleon, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops, restaurants and well regarded schools as well as the M4 motorway being a few miles away.

On entering the property, you are welcomed into the hallway which leads off to a kitchen/breakfast room, a lounge and conservatory then, upstairs, three bedrooms and family bathroom. The garage has also been semi converted to allow the rear being office space and the front storage space.

The frontage offers a driveway and lawned area and, to the rear, an enclosed garden with steps down to an additional lawn area

### **Tenure**

Freehold

### **Council tax**

Band D

### **Viewing**


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

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.






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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>		
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GROUND FLOOR

1ST FLOOR

