

## 37 Milton Road Newport



### BEAUTIFULLY PRESENTED SEMI DETACHED HOME WITH CONSERVATORY

- THREE BEDROOM BAY-FRONTED SEMI DETACHED HOME
- DINING ROOM LEADING TO STYLISH KITCHEN
- CONSERVATORY
- LOVELY FRONT LOUNGE
- THREE BEDROOMS
- STYLISH BATHROOM
- MODERN GAS BOILER
- DRIVEWAY AND GARAGE
- LOW MAINTENANCE TIERED REAR GARDEN
- CLOSE TO AMENITIES AND ROAD LINKS

**Chain Free £265,000**

**Tel: 01633 212 666**    **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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## **Milton Road, Newport, NP19 8HW**

### **Introduction**

A fantastic opportunity to purchase this beautifully presented and much improved semi detached family home situated just off Chepstow Road, offering easy access to excellent amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, local shops, bus stops and the popular Beechwood Park, as well as the M4 motorway and A48 being close by providing easy commuting links to neighbouring cities.

The property has been owned by the same family some 20 years and has seen many improvements in this time including uPVC double glazing and a gas combination boiler. As we enter the property we are welcomed into the hallway which leads off to a good sized bay-fronted lounge, a dining room, stylish fitted kitchen and conservatory then, upstairs, three bedrooms and family bathroom.

Outside, the frontage offers a driveway and single garage then, to the rear, a well-kept tiered garden laid to a mixture of lawn, patio and decking.

### **Tenure**

Freehold

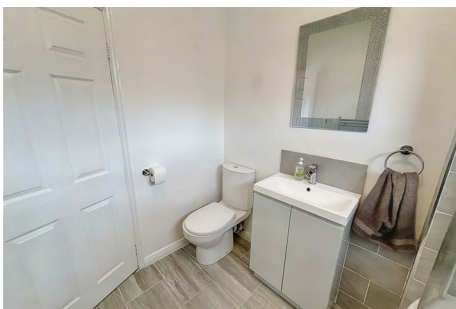
### **Council tax**

Band D


### **Viewing**

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

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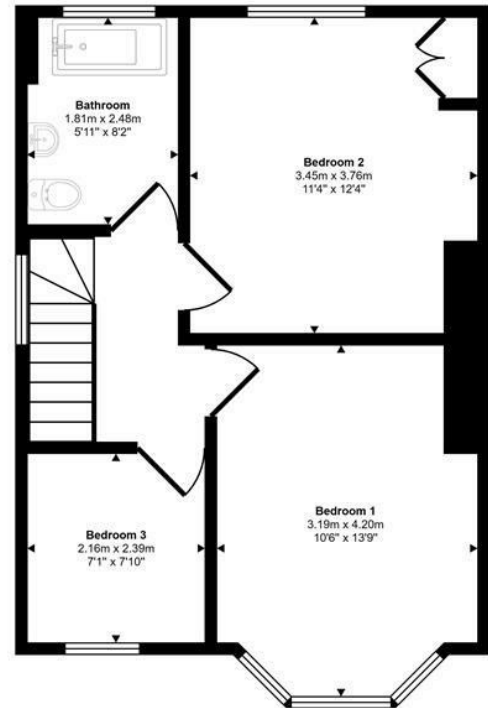
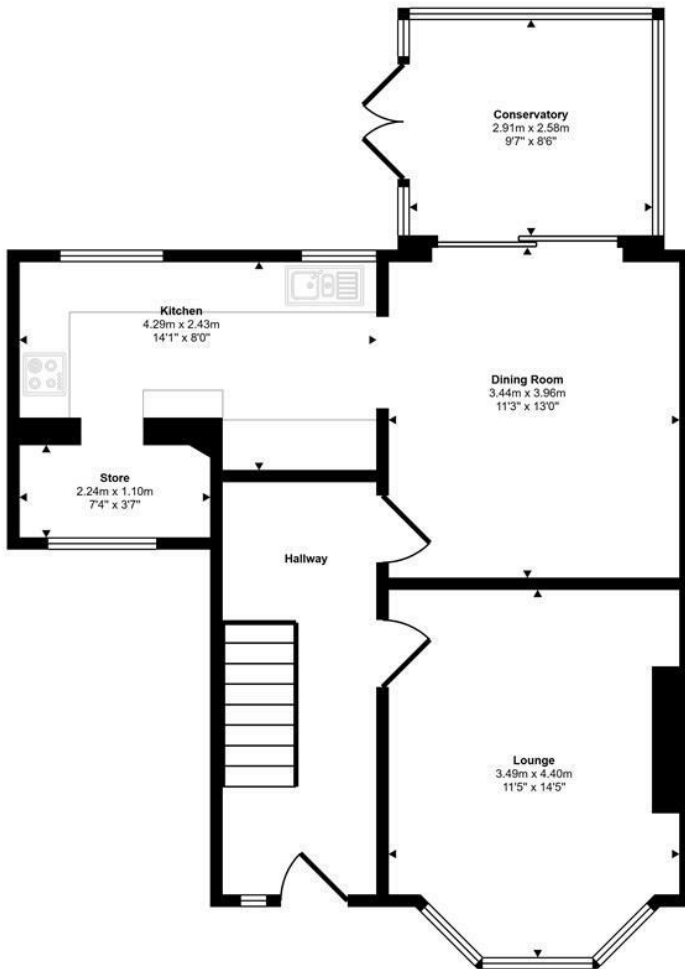
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
102 sq m / 1094 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.