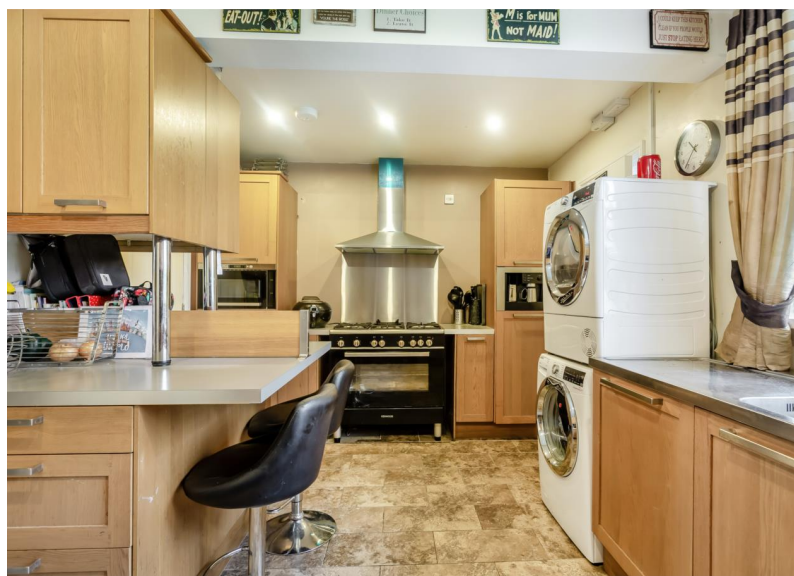




NEWPORT

Guide price **£350,000**



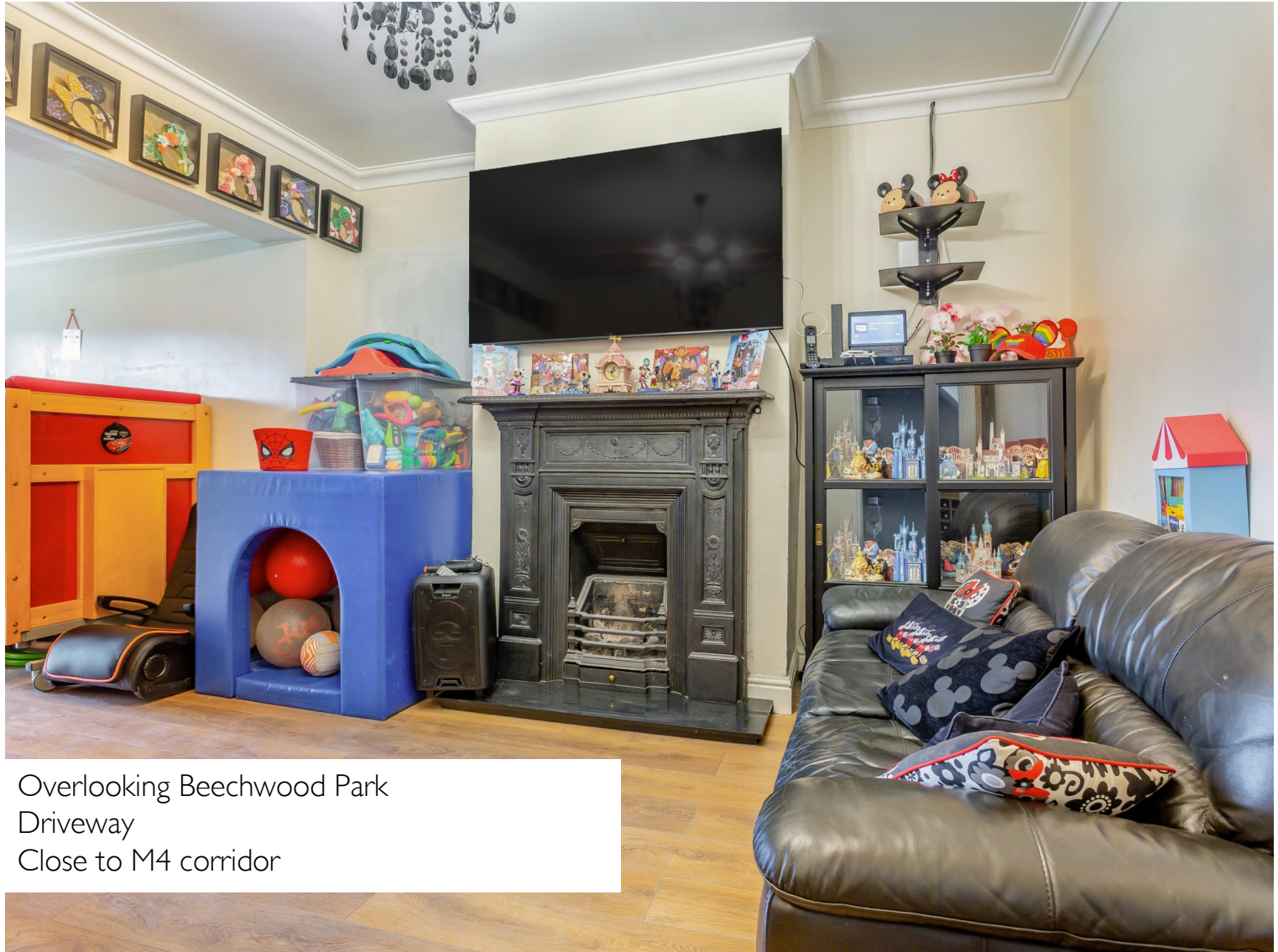
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To book a viewing call 01633 449884

163 CHRISTCHURCH ROAD

Newport, NP19 7QN



Overlooking Beechwood Park
Driveway
Close to M4 corridor

Located in the heart of Newport, this well-presented three-bedroom semi-detached home on Christchurch Road offers a fantastic opportunity for families seeking both space and convenience.

Perfectly positioned opposite the picturesque Beechwood Park, the property enjoys lovely open views and easy access to green spaces, ideal for walks, play, and outdoor leisure. Inside, the home features spacious living areas, a modern kitchen, and bright, well-proportioned bedrooms, creating a comfortable and practical layout perfectly suited to family living.

Outside, the property boasts a private rear garden, ideal for relaxing or entertaining, along with a driveway. Conveniently located close to local shops, schools, and amenities, it also offers easy access to Newport City Centre and excellent transport links via the M4 corridor. Combining lifestyle, location, and connectivity, this home is an ideal choice for growing families and commuters alike.



Guide price
£350,000



KEY FEATURES

- Overlooking Beechwood Park
- Three bedrooms
- Semi detached
- Driveway
- Utility room
- Close to M4 corridor



STEP INSIDE

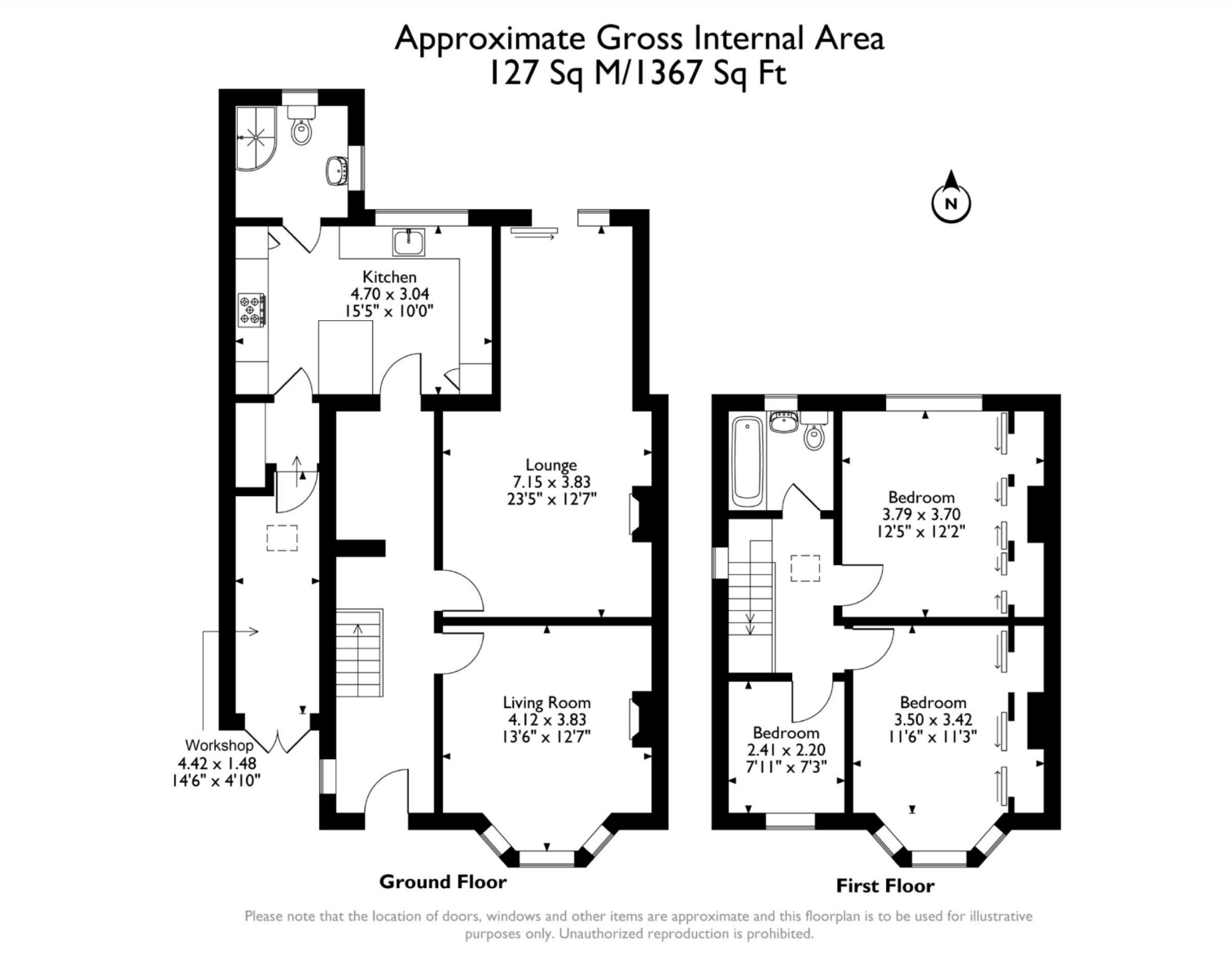


As you step inside Christchurch Road, you're greeted by a welcoming entrance hallway that immediately sets the tone for this charming family home.

To your right, you'll find the generous family living room, complete with a beautiful bay window that fills the space with natural light.

From here, turning right leads you into a spacious reception room, featuring a traditional fireplace that adds warmth and character.

Flowing seamlessly into the single-storey extension, the modern kitchen offers an ideal space, with convenient access to a downstairs wet room.



The property also benefits from a practical utility room and an additional storage/playroom, perfect for growing families.

Upstairs, the first floor provides access to three well-proportioned bedrooms and a contemporary family bathroom, completing this well-presented and versatile home.

STEP OUTSIDE



Stepping outside Christchurch Road, the front of the property presents a welcoming and well-maintained appearance, with a lawned garden, a private driveway offering off-road parking, and steps leading up to the front door. Perfectly positioned opposite the popular Beechwood Park, the home enjoys a pleasant outlook and easy access to green open spaces.

To the rear, the garden is thoughtfully designed for family living and outdoor entertaining, featuring a generous patio area leading onto a neatly laid lawn. Mature shrubs and greenery surround the garden, providing both privacy and charm, while a delightful summer house sits at the far end, ideal for relaxation or additional storage. Enjoying plenty of sunshine throughout the day, the rear garden is perfect for family gatherings and summer enjoyment.

AGENT'S NOTE

The rear garden is currently open between this property and next door but will be separated into two gardens.

INFORMATION

Postcode: NP19 7QN

Tenure: Freehold

Tax Band: TBC

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: ///causes.demand.plenty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		77
B (81-91)		
C (69-80)		
D (55-68)	63	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.