



17 Meadow View Close, Newport.

Offers in the region of **£225,000**

Situated near the end of a quiet cul-de-sac, this semi-detached property benefits from 2/3 double Bedrooms (one being downstairs), a Lean-to Conservatory, low maintenance west-facing garden and driveway parking for 2 vehicles. Having recently been re-decorated with newly fitted carpets, it also boasts re-fitted uPVC D.G. windows, a re-vamped Kitchen (with gas range cooker and dishwasher) and is being offered with No Upward Chain!

Briefly comprising Entrance Hallway, Kitchen, Lounge/Diner, Downstairs Bedroom 3/Additional Reception Room (being 19ft long), Lean-to Conservatory, 2 Bedrooms and Bathroom, there is ample driveway parking to the front and gardens to the front and rear. Three built-in cupboards, a good-sized wooden shed in the garden and a store to the front also provide excellent storage space. Close to all Newport's shops, schools, amenities and nearby road links. uPVC D.G. and gas C.H. throughout. EPC Rating C. Council Tax Band B.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.