

**44 Queens Hill Crescent
Newport, NP20 5HH**



Offers in the Region Of £235,000

SUPERBLY IMPROVED PERIOD HOUSE

CLOSE TO M4 & TRAIN STATION

OPEN PLAN KITCHEN DINER

ATTRACTIVE FIRST FLOOR BATHROOM

DECKING WITH SUPERB VIEWS

SOUGHT AFTER WEST SIDE LOCATION

THREE BEDROOMS

BAY-FRONTED LIVING ROOM

uPVC D/G & GAS COMBI C/H

EXCELLENT SIZE GARDENS

A superbly improved bay-fronted period house offering three bedroom accommodation in this sought after and convenient west side location a short drive from the M4 and a brief walk from the city centre and train station. The property features a superb open plan kitchen diner, bay-fronted living room, attractive first floor bathroom, uPVC double glazing, gas combination central heating, decking with superb views and excellent size gardens.

ACCOMMODATION

Hallway

uPVC double glazed entrance door, stairs to the first floor with spindled balustrade and newel post, understairs cupboard

Living Room 12' 0" x 12' 0" (3.65m x 3.65m)

uPVC double glazed front bay window and attractive period fireplace.

Kitchen Breakfast-Room 18' 6" x 12' 6" (5.63m x 3.81m)

Attractive fitted wall and base units, wood work surfaces, tiled surrounds, inset stainless steel drainer sink unit with mixer tap, integrated fridge freezer, integrated washing machine, integrated dishwasher, tiled floor, uPVC double glazed rear bay window with superb outlook, two uPVC double glazed rear doors.

First Floor Landing

Spindled balustrade and newel post, loft access, uPVC double glazed side window.

Bedroom 1 12' 0" x 10' 0" (3.65m x 3.05m)

uPVC double glazed front bay window.

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

uPVC double glazed rear window with superb views, cupboard housing Potterton gas fired combination boiler.

Bedroom 3 6' 9" x 6' 9" (2.06m x 2.06m)

uPVC double glazed front window.

Bathroom

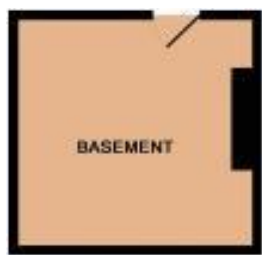
White bath with curved shower area, low level w.c. and pedestal wash hand basin, fully tiled walls and floor, uPVC double glazed rear window.

Outside

Lawned front garden. Side driveway. Excellent size rear garden with lawn and paved seating areas. Raised decked seating area with pleasant views.



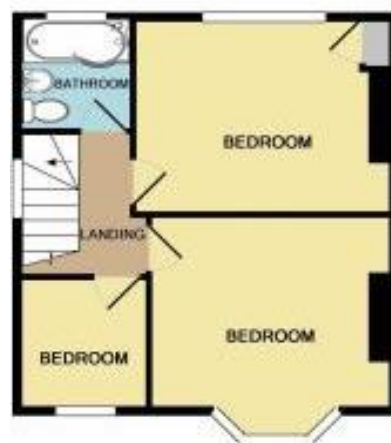




BASEMENT LEVEL
APPROX. FLOOR
AREA 135 SQ.FT.
(12.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

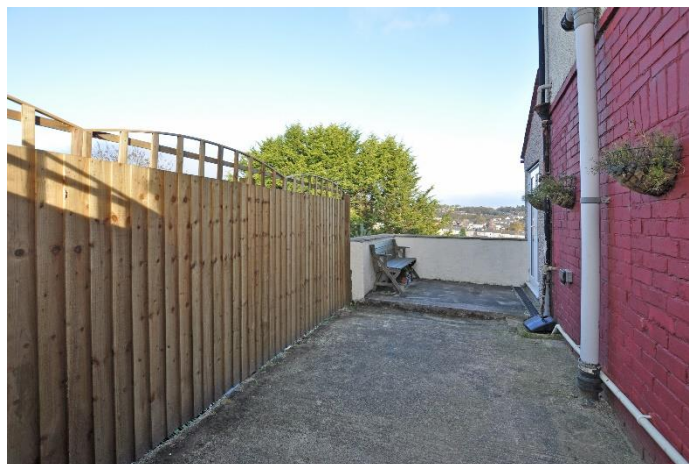


1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Viewpoint 50019





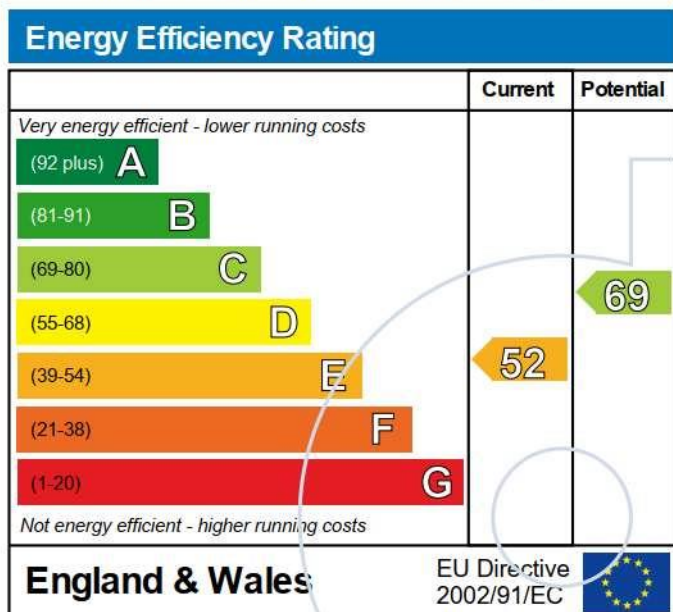
Energy Performance Certificate



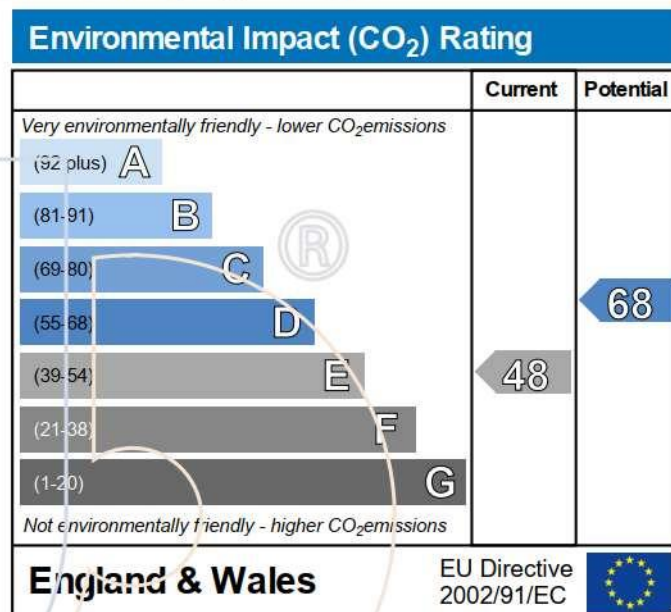
44, Queens Hill Crescent
NEWPORT
NP20 5HH

Dwelling type: Semi-detached house
Date of assessment: 14 June 2011
Date of certificate: 14 June 2011
Reference number: 9048-8097-6246-8079-5984
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	332 kWh/m ² per year	198 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	2.9 tonnes per year
Lighting	£47 per year	£47 per year
Heating	£749 per year	£458 per year
Hot water	£145 per year	£108 per year

You could save up to £328 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.