

187A Staplers Road, Newport, PO30 2DP

Asking Price £440,000

EPC Rating: C Council Tax Band: E

ELLIOTT
LINCOLN

ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Tucked away in an elevated position set back from the road, this beautifully presented and surprisingly spacious chalet bungalow enjoys far-reaching countryside views that really do take you by surprise. With two generous ground-floor double bedrooms including an ensuite to the principal, a bright open-plan kitchen/dining space, a large lounge flowing into a sunroom/conservatory, plus an impressive first-floor bedroom suite with excellent further potential, this is a low-maintenance home that's all about light, space and those remarkable views.

Call or WhatsApp: 01983 642622
office@elliottlincoln.co.uk
www.elliottlincoln.co.uk

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Ground Floor
Floor area 132.2 sq.m. (1,423 sq.ft.)

First Floor
Floor area 33.6 sq.m. (362 sq.ft.)

Garage
Floor area 21.7 sq.m. (233 sq.ft.)

Total floor area: 187.5 sq.m. (2,019 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	