



# NEWPORT

Offers over **£300,000**



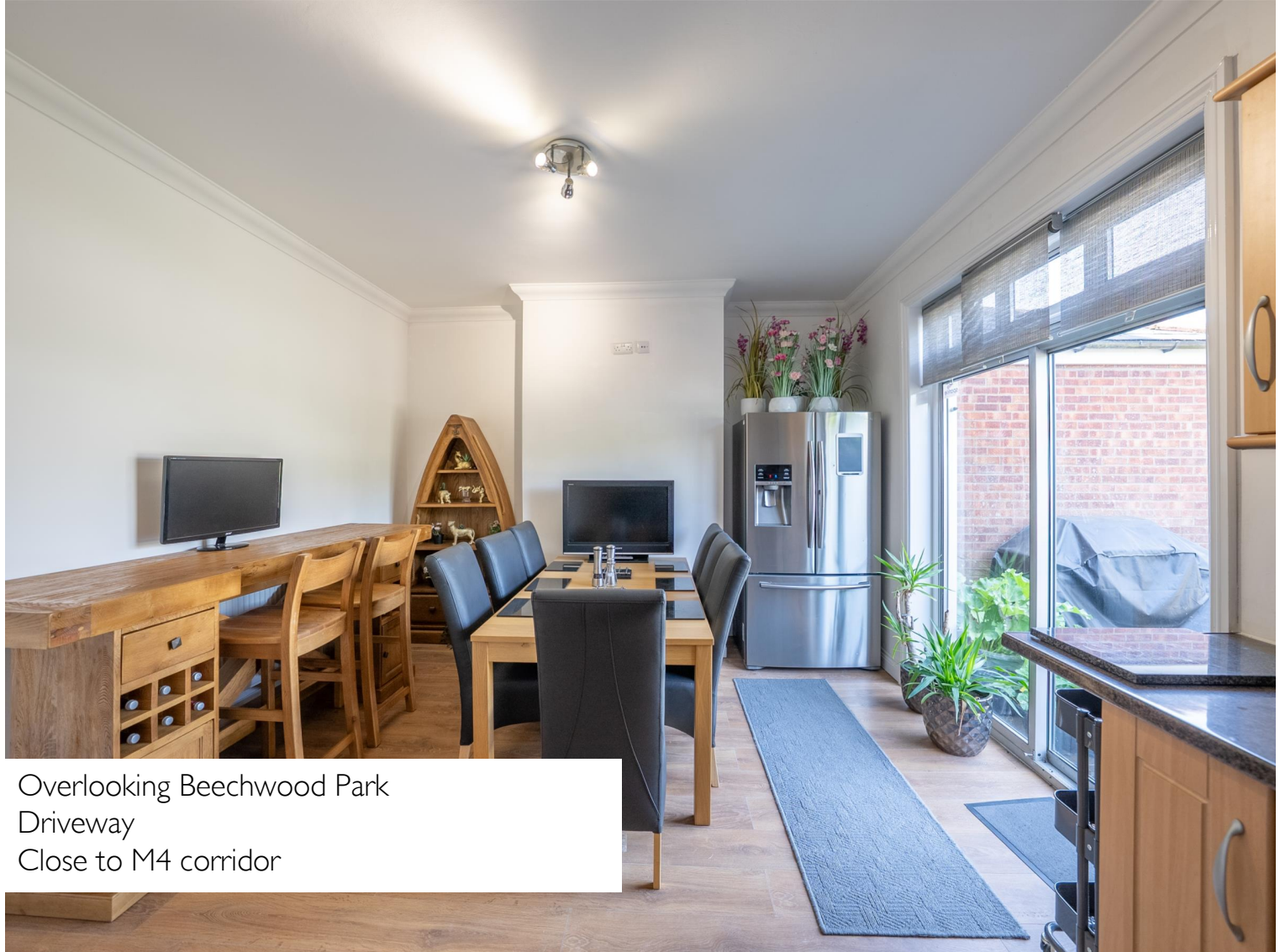
 **ARCHER & CO**

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To book a viewing call 01633 449884

# 165 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.

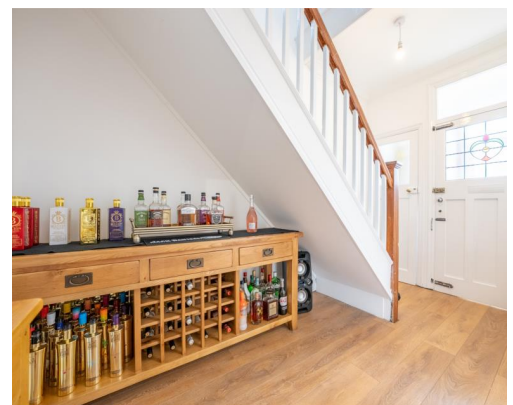


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### KEY FEATURES

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



# STEP INSIDE



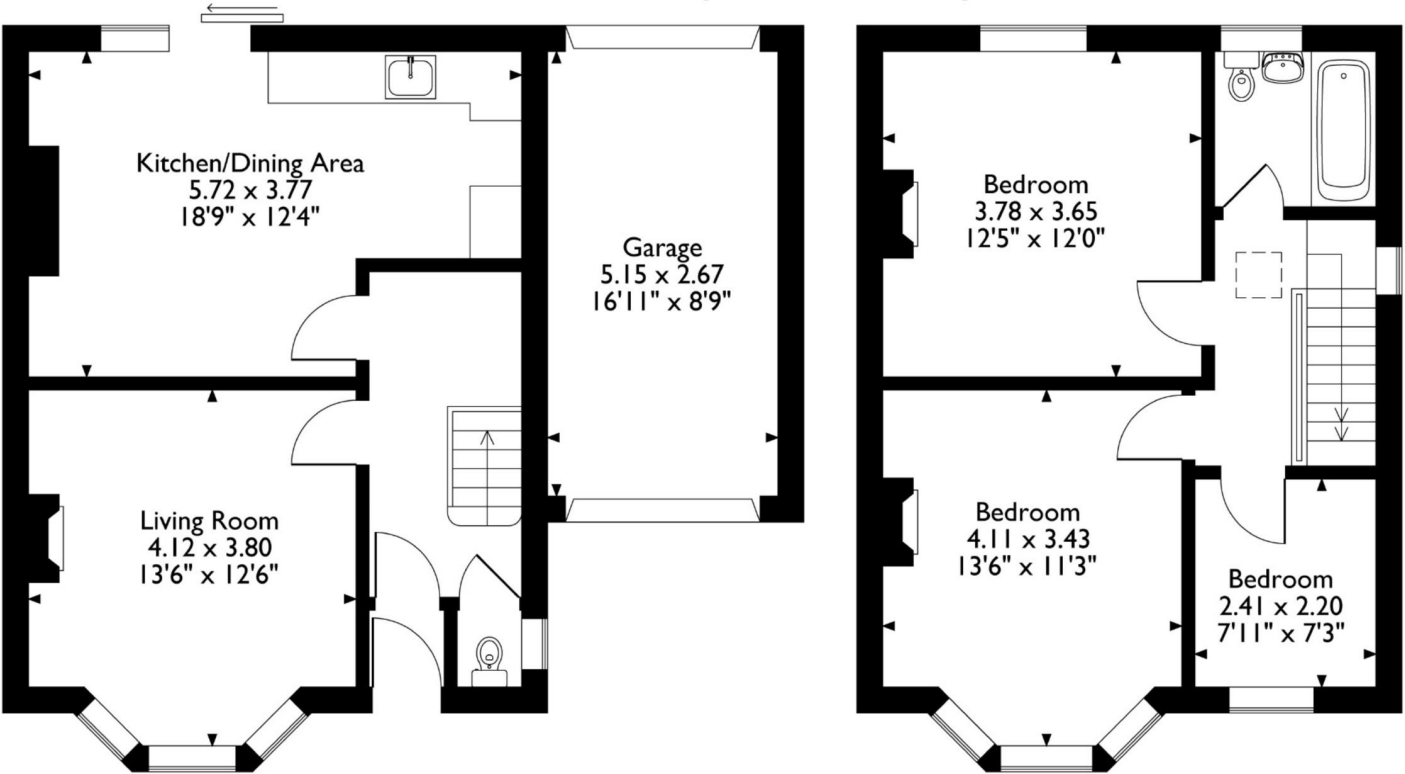
As you step inside this inviting home on Christchurch Road, you're greeted by a welcoming entrance hallway that immediately sets the tone for the property's spacious layout.

To the left, you'll find a generous family living room featuring an elegant bay window that floods the space with natural light, along with a traditional fireplace that adds warmth and character.

As you continue through the house there is a large open-plan kitchen and dining area, offering ample space for family meals and entertaining. French doors open directly onto the private rear garden, perfect for outdoor relaxation.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Approximate Gross Internal Area  
Main House = 86 Sq M/926 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 100 Sq M/1077 Sq Ft



**Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The property is currently empty, offering a blank canvas for new owners to add their personal touch.

With great potential throughout, this charming home presents an exciting opportunity to create a stylish and comfortable family residence.

# STEP OUTSIDE



Stepping outside, the front of the property features a neatly maintained lawn, alongside a private driveway leading to the garage and a set of steps up to the front door, creating a welcoming first impression. To the rear, you'll find a generous garden with a spacious patio area perfect for outdoor dining or relaxing, complemented by a well-kept lawn surrounded by mature shrubs and greenery that add both privacy and charm. Enjoying plenty of sunlight throughout the day, the rear garden provides an ideal setting for family gatherings, children's play, or simply unwinding in a peaceful, sun-filled environment.

## 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: G

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)                                  |                         |           |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   | 66                      | 78        |
| 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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