



Freehold

Property Details

Look inside and you will be pleased with what you see. This three bedroom home has been refurbished in recent years from top to bottom. Windows, boiler, kitchen, bathroom, carpets, decoration, the list goes on. The property is bright & spacious too, with the added benefits of an electric garage door, utility area and W.C.

32 Meadow View Road is located on a popular residential cul-de-sac. The house occupies a convenient position which allows easy access to a children's park and playing fields. The local countryside is also within walking distance for those that enjoy the great outdoors.

Newport itself is a popular market town with a wide range of both independent shops and some of the more recognizable brands, it also boasts a number of supermarkets including Waitrose, Aldi and Lidl. Larger towns are within driving distance and the M54 motorway is just several miles away allowing access to Birmingham and other cities.

In Summary The Accommodation Includes:

- Ground Floor
- Hall, With Storage Cupboard
 - Lounge Diner, With Double Doors Leading To The Garden This Room Is Bright And Spacious
 - Kitchen, With Integrated Appliances And Breakfast Bar
 - Rear Hall With Utility Area And Door To The Rear Garden
 - W.C
 - Integral Garage, With Remote Entrance Door & A Door Into The Ground Floor

- First Floor
- Stairs & Landing With Two Storage Cupboards
 - Bedroom One, A Double Bedroom Towards The Front Elevation With Built In Wardrobes
 - Bedroom Two, A Further Double At The Rear Of The Property
 - Bedroom Three, A Single Bedroom At The Front Of The House
 - Bathroom, Comprising Of Modern White Suite With P-Shaped Bath And Shower Above

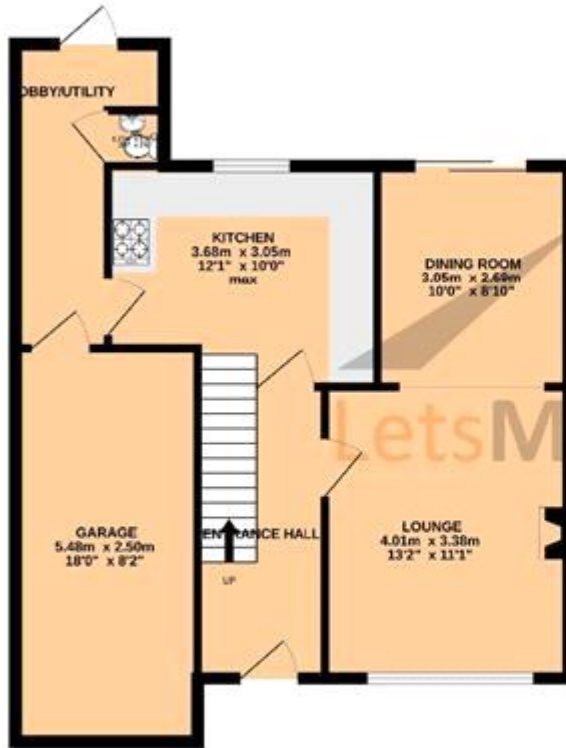
- Oustide
- The Front Of The Property Provides Off-Road Parking And Is Mainly Laid To Grass With A Planted Border Near The House.
 - The Rear Garden Can Be Accessed From Both The Dining Room And Utility Room. The Garden Is Mainly Laid To Grass With A Patio Area And Established Borders.

Council Tax Band: B
Tenure: Freehold

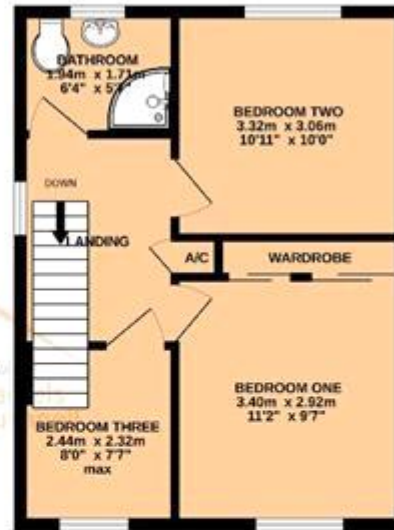


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

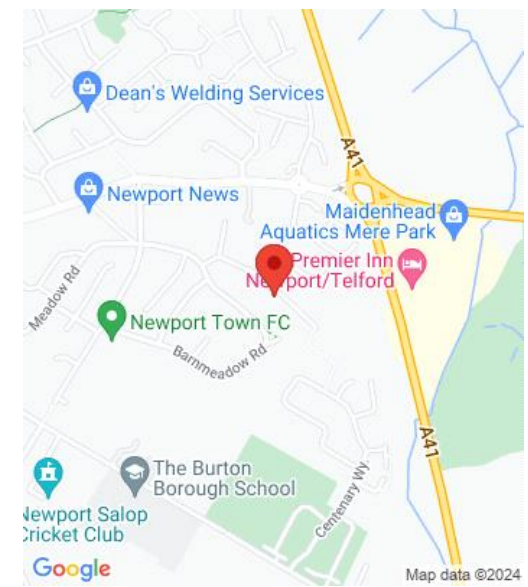
GROUND FLOOR
59.1 sq.m. (636 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 95.8 sq.m. (1031 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
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 will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		