31 College Road, Newport

£325,000

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This handsome semi detached home is located in a popular residential road in Shide, with great access to the town centre amenities; schools and local countryside walks as well as the cycle path. Built in the late1930's, the home boasts a nod to its period, with attractive fireplaces and doors, but with seamlessly blended modern touches. The home offers two comfortable reception rooms; a smartly fitted and good sized kitchen as well as a garden room to the rear with a solid roof and access to the garden. A handy cloakroom completes the ground floor.
Upstairs, there are two pretty double bedrooms; a good sized single bedroom and family bathroom. The home has parking to the front, as well as a sunny. enclosed and neatly manicured rear garden.
All-in-all, a great house in a good location, making it a bit of a gem.
Freehold. Council Tax Band - C. EPC C-69. CHAIN FREE

Storm Porch with UPVC D/G door to:

Entrance Hallway:
A welcoming entrance to the home with polished wooden floorboards; stairs with storage under to first floor and doors to:

Cloakroom:
4'7" max x 2'3" max (1.40m max x 0.71m max)
Cleverly created under part of the stairs to provide a wash hand basin and WC. Opaque side window.

Sitting Room:
14'5" max x 10'7" max (4.40m max x 3.24m max)
A cosy room in cream and hessian colours with bay window to front. Handsome woodburning stove with wooden mantle above, creating a warming focal point to the room.

Dining Room:
12'11" max x 9'2" (3.94m max x 2.80m)
A second reception room in cream decor with polished wooden floorboards and period tiled fireplace with dark wooden surround and mantle. Window to rear.

Kitchen:
14'2" max x 9'0" max (4.33m max x 2.76m max)
A good sized kitchen in pretty aqua colours and fitted with a range of cream fronted cupboards topped by beech effect worksurfaces. One and a half stainless steel

sink set below the side window and cupboard housing the gas fired boiler. Large, range style calor gas cooker with extractor hood over, and spaces for other appliances. External door to:

Garden Room:
9'3" x 9'0" (2.84m x 2.76m)
A very handy additional room which serves as a large rear porch with UPVC double glazed french doors looking and leading to the rear garden.

Stairs to:

First Floor Landing:
With gently sloped ceiling to one side and pretty sunset detail stained glass front window. Further side window and access to loft. Doors to:

Bedroom One:
15'1" max x 10'11" max (4.62m max x 3.35m max)
In pale lilac and cream colours, a pretty bedroom with bay window to front.

Bedroom Two:
12'10" max x 9'6" (3.93m max x 2.90m)
A second double room with rear window.

Bedroom Three:
9'3" x 7'9" (2.82m x 2.36m)
A good sized single bedroom with a window to the rear.

Bathroom:
6'0" max x 5'11" max (1.84m max x 1.81m max)
Fully tiled and fitted with WC; wash hand basin and bath with shower over. Opaque side window.

Parking:
To the front of the home is a driveway providing parking and gated side access leads to the:

Rear Garden:
Laid to a wide patio area with a neatly arranged lawn beyond. A rear decked terrace sits to one corner and there is a handy timber and felt garden shed.

Disclaimer
These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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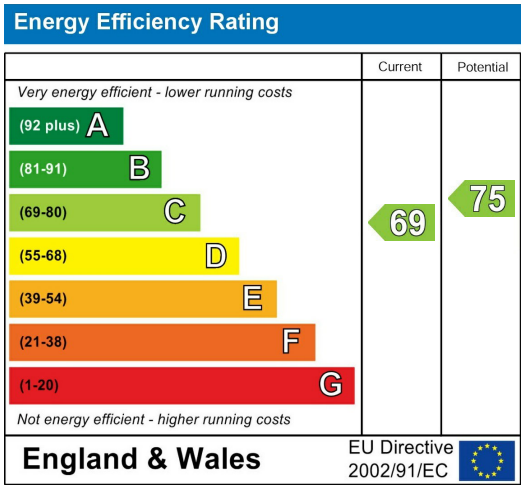

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Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com

Pop in for a chat

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YOUR HOME IS WHERE OUR HEART IS