



NEWPORT

Guide price £260,000



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To book a viewing call 01633 449884



# 32 SUMMERHILL AVENUE

Newport, NP19 8FP



Great views  
Good location  
Close to M4

This stunning three-bedroom semi-detached property is now for sale.

Tastefully renovated by the current owners, this property will be an ideal first-time-purchase or family home.

The property itself was originally built circa 1930 and is within close proximity to local schools, shops, pubs, restaurants and is just a stones through from Newport city centre and the M4 Corridor.



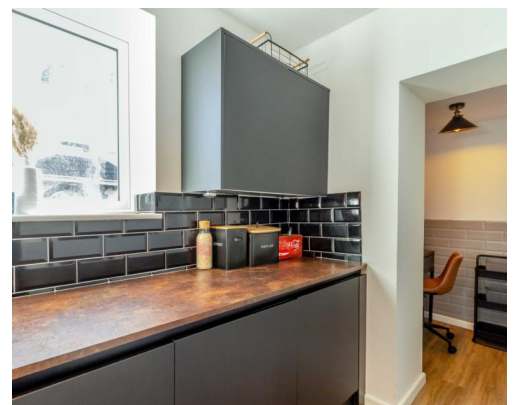
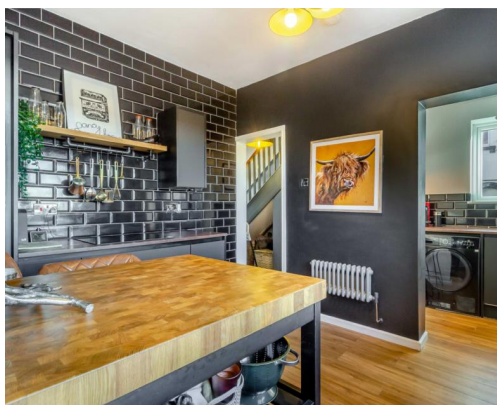


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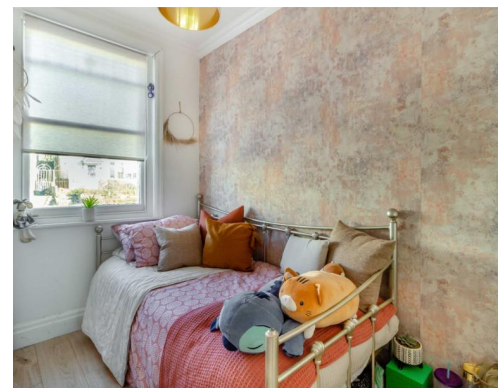
### KEY FEATURES

- Recently renovated
- Period property
- Three bedrooms
- Study
- Utility room
- Large rear garden





# STEP INSIDE



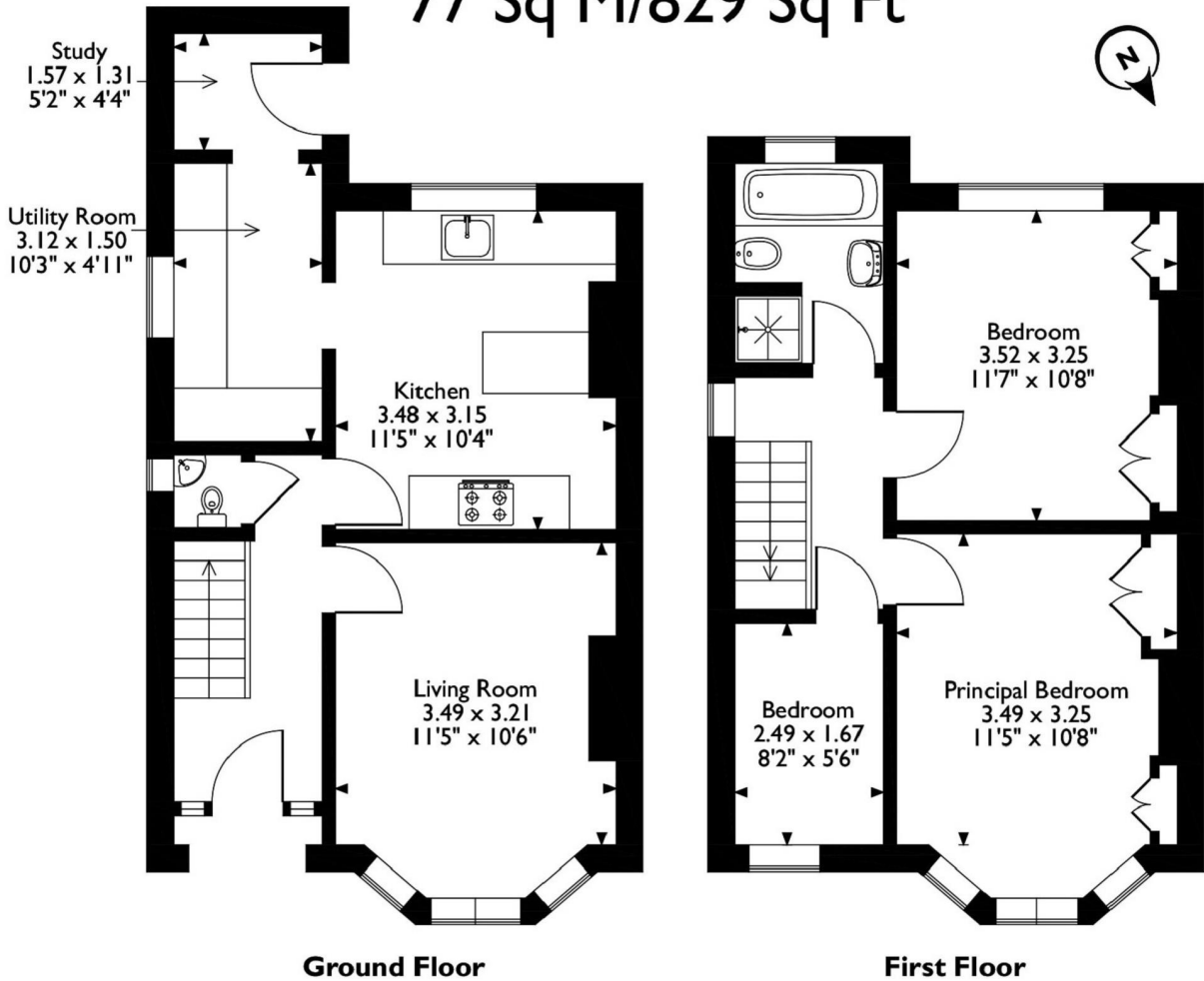
To the ground floor you access the entrance hall via a beautiful original door and stain glass windows.

Upon entrance into the hall you have access into the lounge, kitchen, under stairs WVC and stairs to the first floor. Into the lounge you have a very cosy family room with tasteful décor, and a bay front window to the first aspect.

Into the kitchen you have a stunning matte black finish on a Wren fitted kitchen that comprises of double oven, electric hob, dish washer and fridge freezer.

You also have access into the utility room, previously known as the original kitchen with space for a washing machine, tumble dryer, additional storage space, breakfast bar and access into the study.

# Approximate Gross Internal Area 77 Sq M/829 Sq Ft



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.

To the first floor of the property, you have a beautifully renovated four-piece family bathroom, two generous size double bedrooms with built in storage cupboards and a good size single bedroom.

'This has been a great project for us over the last few years, now it is time for us to upsize.' says the vendor.



# STEP OUTSIDE



To the front of the property you have a low maintenance court yard garden with side access to the rear garden.

The rear garden is a very generous size with great levels of potential, along with storage rooms to the lower level of the house and stair case up-to a family decking area where you can enjoy the amazing viewing over Newport centre.

## INFORMATION

Postcode: NP19 8FP  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C



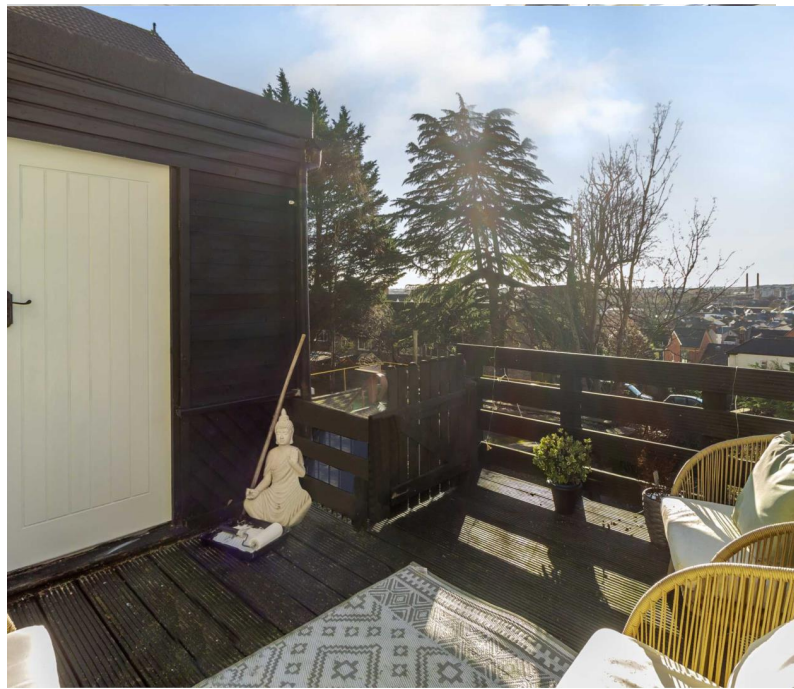




## DIRECTIONS

South bound on Caerleon Road (B4596) just past the local stores on the right-hand side, take the left onto Duckpool Road, follow the road down to the mini roundabout and take the first exit onto Christchurch road follow the road up and take the second right onto Summerhill Avenue. The property is on the right-hand side just before Summerhill Nursing Home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ  
 01633 449884  
 newport@archerandco.com  
 www.archerandco.com



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