



NEWPORT

Guide price **£260,000**



 **ARCHER & Co**

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32 EVESWELL PARK ROAD

Newport NP19 8GT



Close to amenities
Close proximity to M4
Generous size rear garden

Welcome to Eveswell Park Road, a delightful three-bedroom semi-detached property steeped in history and located in the heart of Newport. Built in the early 1900s, this home holds timeless appeal and offers a versatile living space suitable for families, professional couples, or discerning property investors. Conveniently positioned, it enjoys close proximity to local schools, shops, and amenities, ensuring convenience for everyday living.

Boasting characterful features, the property includes two large reception rooms, perfect for entertaining or relaxing in style. Bay front windows flood the interior with natural light, creating a warm and inviting atmosphere throughout.

With its blend of period charm and modern comforts, Eveswell Park Road presents an exceptional opportunity to embrace the Newport lifestyle and make this house your cherished home.



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KEY FEATURES

- Semi-detached
- Three bedrooms
- Two reception rooms
- Traditional features
- Close to local parks & play areas
- Close proximity to schools



STEP INSIDE

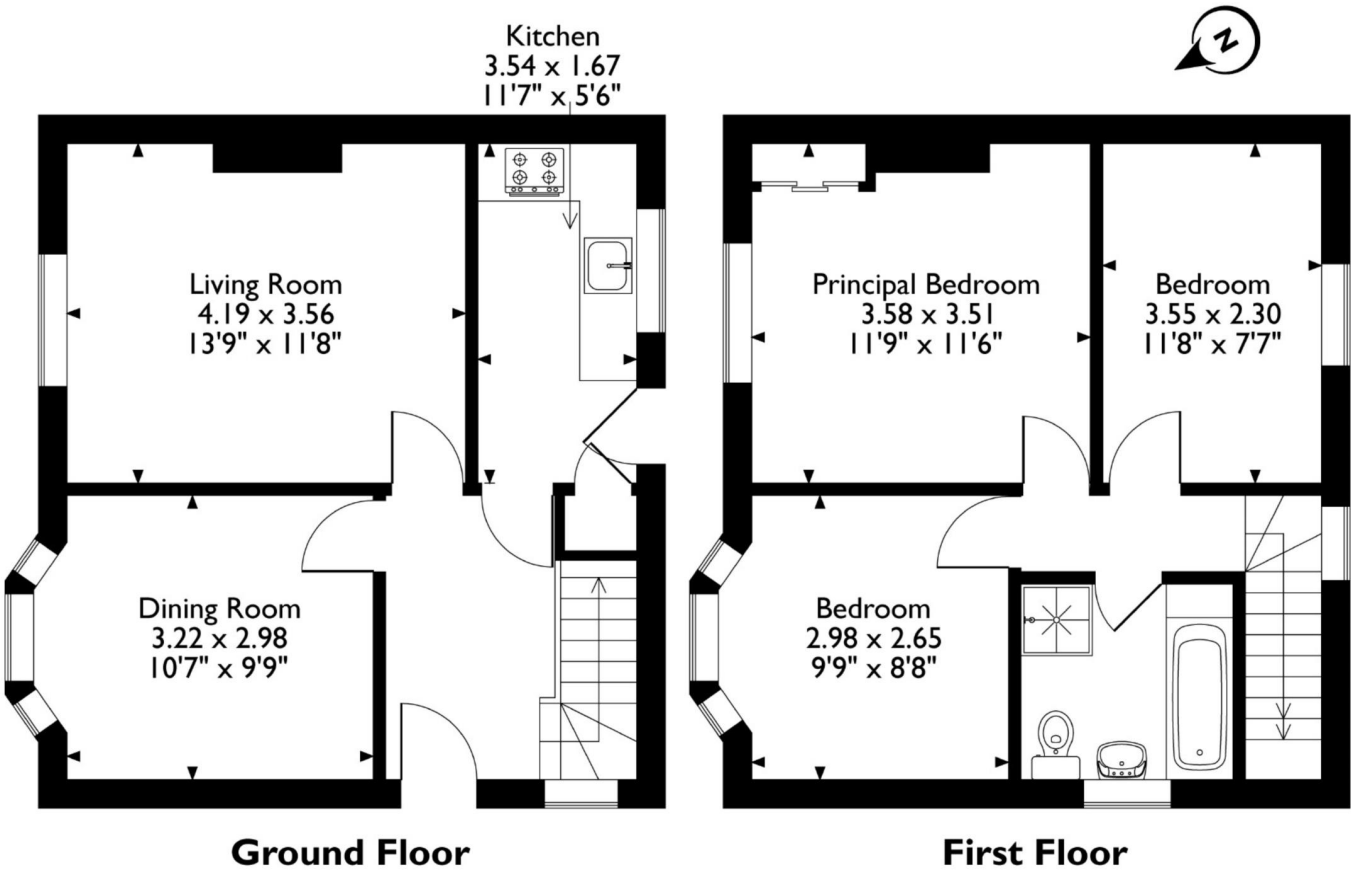


Step inside Eveswell Park Road and be greeted by a spacious hallway, setting the tone for the home's welcoming atmosphere.

From here, access unfolds seamlessly into the lounge, offering a cosy retreat for relaxation and socialising.

Adjacent to the lounge lies a generous-sized second reception room, providing versatility for various uses such as a dining room or home office.

Approximate Gross Internal Area
80 Sq M/862 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.

Continuing through the hallway, you'll find the well-appointed kitchen, offering both functionality and style.

A doorway from the kitchen leads conveniently to the rear garden, perfect for outdoor enjoyment and entertaining.

Ascending to the first floor, you'll discover three bedrooms and a family bathroom, providing comfort and convenience for the household.

STEP OUTSIDE



Step outside Eveswell Park Road and be greeted by a charming exterior that complements its inviting interior. To the front, steps lead up to the main entrance, flanked by a lush lawn on the left-hand side, adding a touch of greenery to the facade. Gate access provides entry into the rear garden, where a delightful retreat awaits.

The rear garden to discover a split-level oasis, boasting numerous sun trap spots and a stylish decking area, perfect for al fresco dining or relaxing in the sunshine. Ascend the steps to the elevated lawn, offering ample space for outdoor activities and enjoyment.

INFORMATION

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





DIRECTIONS

Head southeast on Coldra Roundabout towards Ringland Way/Southern Distributor Rd/A48, Exit the roundabout onto The Coldra/B4237, follow B4237 as it merges onto Chepstow Road, continue for 2.6 miles, then turn right onto Kensington Place, head up Kensington Place and take the first right onto St Johns Road, in 300 or so yards bend left onto Eveswell Park Road, continue around and the property will be on the right hand side before you come to the end of the street.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)	65	
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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