

## 24 Grosvenor Road Bassaleg Newport



### THREE BEDROOM SEMI DETACHED HOME IN BASSALEG

- IMMACULATELY PRESENTED FAMILY HOME
- THREE BEDROOMS
- MODERN BATHROOM PLUS GROUND FLOOR SHOWER ROOM
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- NEWLY FITTED GAS BOILER
- UPVC DOUBLE GLAZING
- LARGE TIERED REAR GARDEN
- DRIVEWAY
- EXCELLENT SCHOOL CATCHMENTS

**£240,000**

# Grosvenor Road, Bassaleg, NP10 8PY

## Introduction

A fantastic opportunity to purchase this immaculately presented and much improved semi detached family home situated in the ever-popular Bassaleg area of Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and highly regarded primary and secondary schools (Pentrepoeth Primary & Bassaleg Comprehensive) as well as easy access onto the M4 motorway, providing an easy commute to neighbouring towns and cities.

On entering the property, we are welcomed into the hallway which leads off to an open plan lounge/diner, modern fitted kitchen with adjoining utility room and also a ground floor shower room then, upstairs, three bedrooms and a modern family bathroom.

Outside, the frontage offers a gated driveway with space for one car then, to the rear, a large enclosed tiered garden with lovely lower patio area.

Viewing really is essential to appreciate what this lovely home has to offer, further information can be found below or by calling our team.

## Tenure

Freehold

## Council tax

Band D

## Boundaries

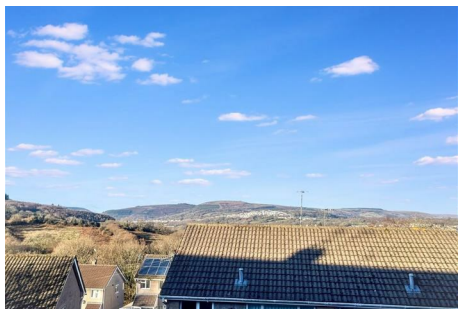
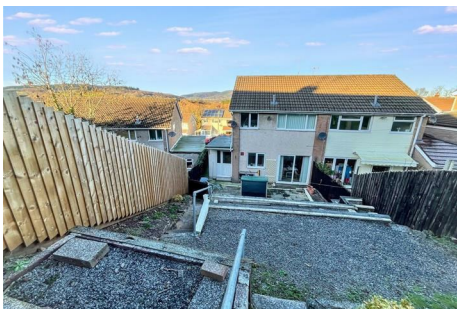
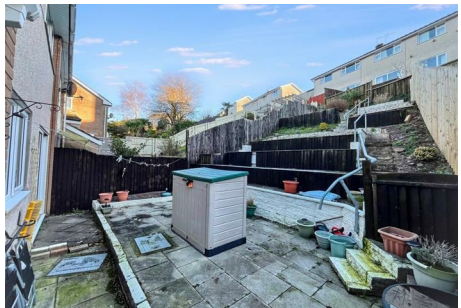
All boundaries should be confirmed by your solicitor

## Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.








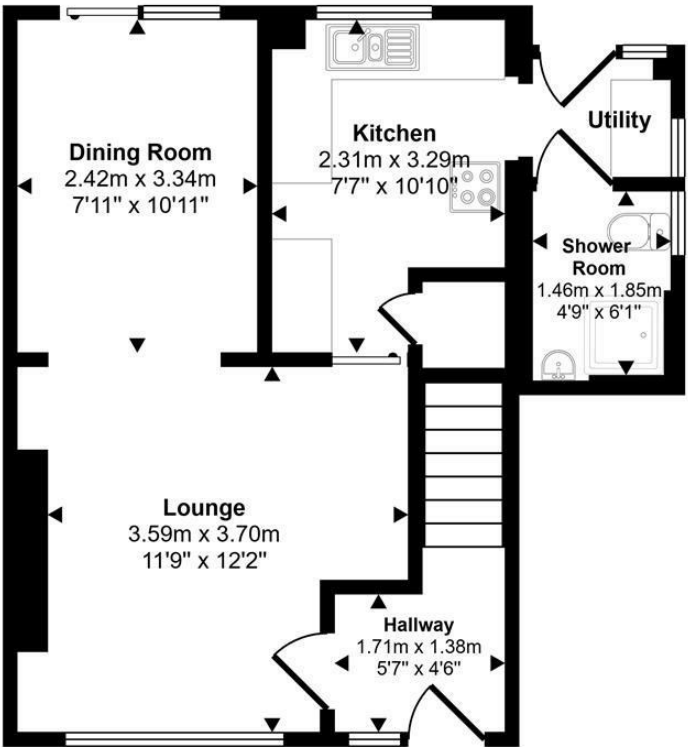
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

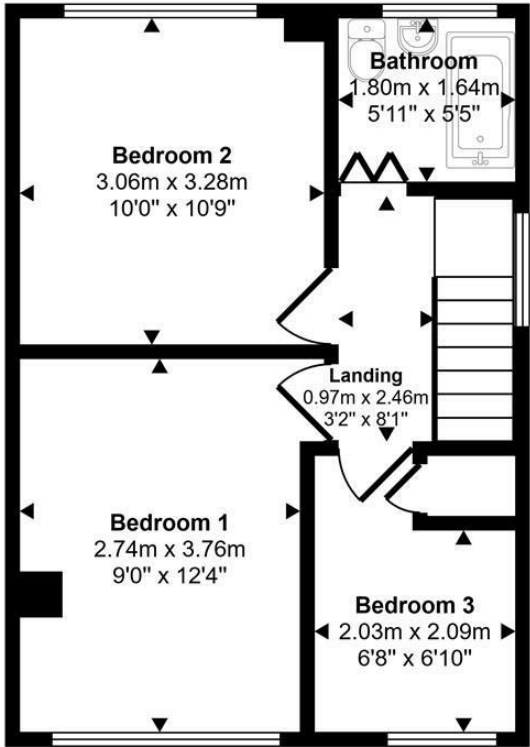
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Approx Gross Internal Area  
76 sq m / 823 sq ft



Ground Floor

Approx 41 sq m / 437 sq ft



First Floor

Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.