

73 Greenfield Road
 Rogerstone
 Newport
 NP10 9BT

Offers over Â£200,000



- Sought after residential area of Newport
- Access to local schools and amenities
- 3 bedrooms
- Set on a good size plot
- front / side / rear gardens
- Viewing is highly recommended
- Rear driveway providing off road parking.
- council tax band C



Ref: PRC12834

Viewing Instructions: Strictly By Appointment Only

General Description

Highly sought after residential area in Rogerstone.
Excellent road links to the M4, local schools & amenities.
This 3 bedroom end terrace family home set on a good size plot with rear lane gated access to a driveway providing off road parking.

Accommodation

Introduction

We are pleased to offer for sale this lovely 3 bedroom end terrace family home set on an larger than average size corner plot located in a highly sought after residential area of Rogerstone with access to local schools, amenities and excellent road links to the M4.
The property has spacious living accommodation offering two reception rooms, three good size bedrooms and bathroom. Front side and rear gardens with off road parking to the rear. The property has benefited from a new roof, fascias and gutters which are Approx just over 4 years old.

Ideal first time purchase or investment.

Entrance

Via upvc double glazed front door into;-

Hallway

Wood laminate flooring, stairs to first floor, central heating radiator. Door off to;-

Kitchen (13' 08" x 7' 09") or (4.17m x 2.36m)

Ceramic tiled floor, ceramic tiled splash back. The kitchen is fitted with wall and base units, one and half bowl sink, drainer and mixer tap. Plumbing and space for washing machine etc, under stars storage cupboard. Upvc obscured double glazed door to rear and upvc double glazed window to rear. Central heating radiator. Door off to;-

Dining Room (11' 05" x 11' 03") or (3.48m x 3.43m)

Wood laminate flooring, archway to lounge, built in storage cupboard, upvc double glazed sliding doors leading to the rear garden and central heating radiator.

Lounge (12' 07" x 10' 05") or (3.84m x 3.18m)

Plastered finish to walls, decorative coving, feature fire place, upvc double glazed window over looking front garden and central heating radiator.

First Floor Landing

Airing cupboard housing the Ideal combi boiler, upvc double glazed window to rear. Doors off to all rooms.

Master Bedroom (13' 0" x 10' 05") or (3.96m x 3.18m)

Plastered finish to walls, central heating radiator, upvc double glazed window.

Bedroom 2 (11' 05" x 10' 04") or (3.48m x 3.15m)

Upvc double glazed window, central heating radiator. Plastered finish to walls and decorative coving. Loft access.

Bedroom 3 (9' 04" x 8' 09") or (2.84m x 2.67m)

Plastered finish to walls, decorative coving, central heating radiator, upvc double glazed window.

Family bathroom

Ceramic tiling to all walls and floor, two obscured upvc double glazed windows. Low level wc, wash hand basin, panelled bath with electric shower over. Central heating radiator.

Outside

Enclosed with slatted fencing laid to patio with storage shed, further area laid to Cotswold chippings
Gated access driveway to the rear.
Wrap around lawn garden from the side to the front of the property with mature hedgerow and plants.

Services

Mains electricity, mains water, mains gas, mains drainage

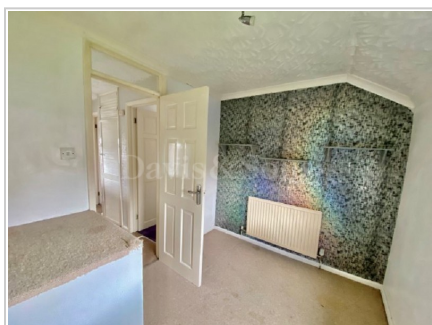
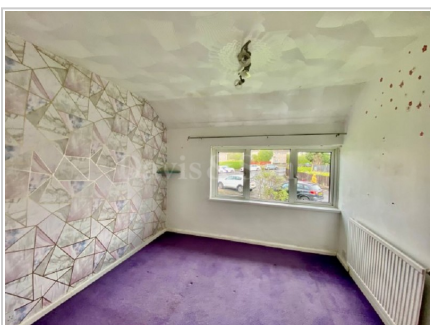
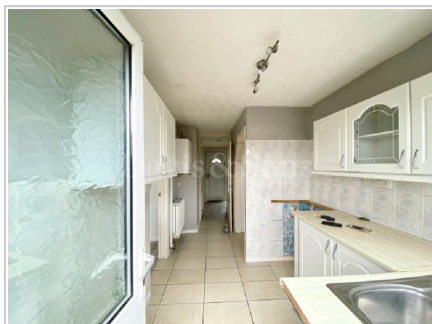
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.