



GROVES ROAD










## GROVES ROAD

, NP20 3SP - £2,300 PCM

 4 bedroom(s)  2 bathroom(s)  2100.00 sq ft

**\*\*A Jeffrey Ross Exclusive\*\*** Jeffrey Ross are proud to market this incredibly finished four bedroom family home on Groves Road in Newport. Enclosed with a private gated entrance this property is ideally located in a residential area with the benefits of being within close proximity to the M4. The ground floor of the property comprises of entrance hallway with WC and storage cupboard, living room with gas fire, second family room with french door access to the rear garden, stylish kitchen with built in appliances and gas cooker, separate dining room leading on to a small sun room also leading to the rear garden. The first floor further comprises of two good sized double bedrooms with built in wardrobes, family bathroom with bath and shower overhead and separate WC, single bedroom / home office and last but certainly not least an exceptional master suite with built in wardrobes, dressing room and en-suite with walk in shower. The property further benefits from a large surrounding garden with two seating areas, space for at least four cars offering complete privacy and is accessed through a single electric gate with intercom. The property is offered furnished or unfurnished and is an absolute must see!

EPC Rating: E  
Council Tax Band: G

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Ms Cody Byrne**  
cody@jeffreypass.co.uk

Property Management Co-ordinator










Energy Efficiency Rating

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





































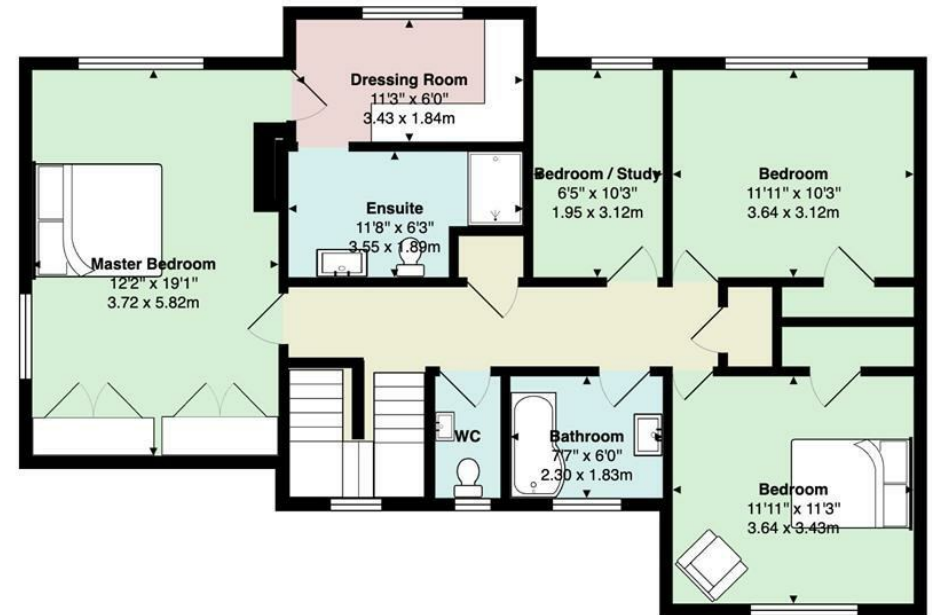
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A fantastic family home refurbished to an impeccable standard!

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Comments by Ms Cody Byrne





8 Groves Road

Total Area: 2100 ft² ... 195.1 m²

All measurements are approximate and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross