

## 3A Nash Road Newport



### BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- LOUNGE/DINER WITH LOG BURNER
- STYLISH KITCHEN
- DRIVEWAY AND GARAGE
- LONG REAR GARDEN
- TWO BATHROOMS
- NEAR TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY

**Chain Free £260,000**

# **Nash Road, Newport, NP19 4NH**

## **Introduction**

Offered for sale with no onward chain, this beautifully presented and much improved semi-detached family home is situated on Nash Road. The location is ideal for families and professionals alike, positioned just minutes from excellent local amenities and major transport links.

The property is within easy walking distance of local shops, well-regarded schools, and frequent bus services. For those traveling further afield, the A48 and M4 motorway are only a short drive away, providing an effortless commute to neighbouring towns and cities.

Having been extensively transformed over the last few years, the home is presented in modern condition throughout. Upon entering, you are welcomed into a bright hallway that leads to a spacious, open-plan lounge and diner, complete with a cosy log burner. The ground floor also features a stylish contemporary kitchen and a well-appointed family bathroom.

The first floor offers three bedrooms and the added convenience of an additional separate shower room. Outside, the property continues to impress with a frontage that provides a good-sized driveway and a single garage. To the rear, there is a fully enclosed garden featuring a blend of lawn, patio, and decking areas, perfect for outdoor entertaining.

## **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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	