

## 5 Grafton Road Newport



### LARGER THAN AVERAGE FAMILY HOME REQUIRING SOME MODERNISATION

- NO ONWARD CHAIN
- SPACIOUS 3 BEDROOM FAMILY HOME
- TWO LARGE RECEPTION ROOMS
- EXTENDED KITCHEN
- GROUND FLOOR WC, FIRST FLOOR BATHROOM
- LOVELY ENCLOSED REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY
- A FEW MINUTES WALK TO THE CITY CENTRE
- MODERNISATION REQUIRED

**Chain Free £175,000**

# **Grafton Road, NP19 0AS**

## **Introduction**

Offered for the first time in approximately 50 years and with no onward chain is this larger than average traditional bay-fronted family home situated on Grafton Road, just a few minutes walk to excellent amenities and a short drive to major road links. Newport City Centre is a few minutes walk away as are local shops, bus stops and well regarded schools, plus the M4 motorway is just a few miles away.

The property has been lovingly owned by the same family for decades and, whilst it has been well maintained, it does require some modernisation to bring the property up to a modern standard. Upon entering, we are welcomed into the main hallway which leads off to two good sized reception rooms, a large store cupboard and an extended kitchen with WC. Upstairs, we have three good sized bedrooms plus family bathroom then, outside to the rear, a lovely enclosed mature garden.

A viewing of the property is essential to appreciate the size and potential, further information and room dimensions can be found below;

## **GROUND FLOOR**

**Lounge 15'5" (into bay) x 13'1" max (4.70 (into bay) x 3.99 max)**

**Dining room 13'0" max x 13'2" max (3.97 max x 4.02 max)**

**Kitchen 16'6" max x 8'8" max (5.04 max x 2.65 max)**

**WC 3'8" x 3'2" (1.13 x 0.97)**

## **FIRST FLOOR**

**Bedroom 1 (front) 19'0" (into bay) x 13'1" max (5.80 (into bay) x 3.99 max)**

**Bedroom 2 13'1" max x 10'4" max (4.00 max x 3.17 max)**

**Bedroom 3 13'0" max x 8'11" max (3.98 max x 2.72 max)**

**Family bathroom 7'10" x 6'1" (2.40 x 1.87)**

## **Tenure**

We are advised by the vendor that the property is freehold however the property is currently in the process of being registered with land registry so we (the agents) are unable to verify the true tenure.

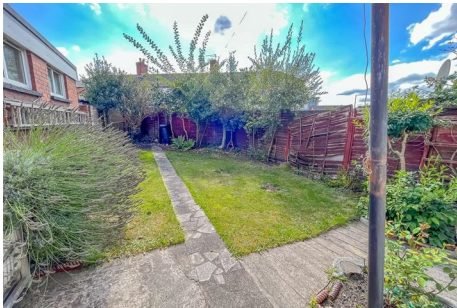
## **Council tax**

Band D

## **Viewings**

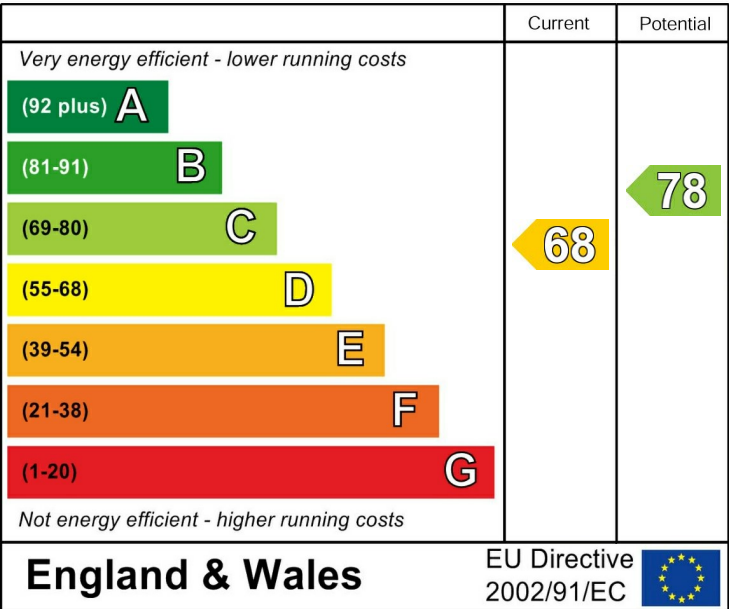
By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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.

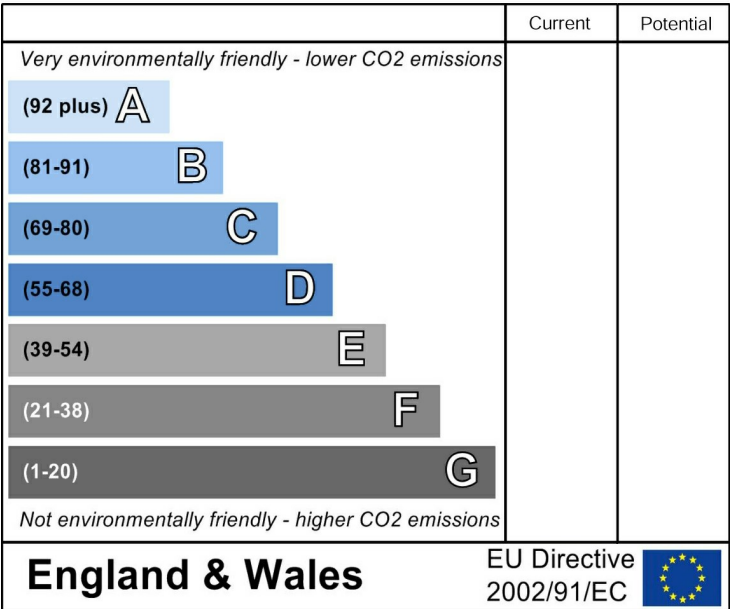




# Energy Efficiency Rating



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



GROUND FLOOR



1ST FLOOR

