

70 Morden Road Newport



WELL PRESENTED AND SPACIOUS FAMILY HOME LOCATED NEAR TO AMENITIES

- WELL PRESENTED SPACIOUS FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- BEAUTIFUL MATURE REAR GARDEN
- MODERN GAS COMBI BOILER
- LOCATED CLOSE TO EXCELLENT AMENITIES AND SCHOOLS
- M4 MOTORWAY CLOSE BY
- SOME ORIGINAL FEATURES
- MUST BE VIEWED TO APPRECIATE

£235,000

Morden Road, NP19 7ET

Introduction

A fantastic opportunity to purchase this spacious and well presented family home situated on Morden Road, St. Julians, offering generous room proportions and easy access to excellent amenities. Within a short walk, there are local shops, well regarded schools and bus stops, with the City Centre being just a bit further on. Handy road links are also close by, with the M4 motorway being approximately a mile away, this home would be ideal for those commuting to Bristol.

Upon entering the property we are welcomed into the main hallway which leads off to a bay-fronted lounge, dining room, breakfast room and a modern fitted kitchen then, upstairs, three bedrooms and the family bathroom. Outside, the rear garden really is a lovely place to be, with it's elevated patio area and the main part of the garden being laid to pebbles, it is low maintenance and the perfect place for potted plants, plus features a store shed.

Viewings come recommended on this lovely home, further information and room dimensions can be found below;

GROUND FLOOR

Lounge 14'0" (into bay) x 12'8" max (4.28 (into bay) x 3.87 max)

Dining room 12'6" x 10'3" max (3.82 x 3.13 max)

Breakfast room 14'1" max x 9'5" max (4.31 max x 2.89 max)

Kitchen 9'2" x 8'7" (2.81 x 2.63)

FIRST FLOOR

Bedroom 1 16'9" max x 13'11" (into bay) (5.12 max x 4.25 (into bay))

Bedroom 2 12'5" x 10'2" max (3.80 x 3.12 max)

Bedroom 3 9'6" max x 6'11" max (2.91 max x 2.11 max)

Bathroom 6'1" max x 7'1" max (1.87 max x 2.18 max)

Council tax

Band D

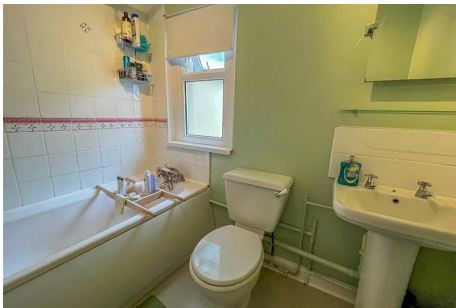
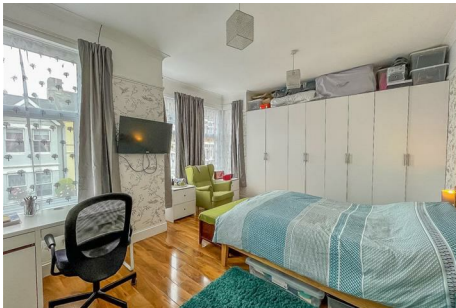
Tenure

We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase


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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR

