



**13 Nash Grove, Newport. NP19 4NL**  
**£230,000**  
**Tenure Freehold**

- EXTENDED, MID LINK HOUSE
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- 3 BEDROOMS
- LARGE BATHROOM WITH SEPARATE SHOWER CUBICLE
- DOUBLE DRIVEWAY

- LOVELY EASILY MAINTAINED REAR GARDEN
- GAS COMBI & UPVC DOUBLE GLAZING
- CONVENIENT & POPULAR LOCATION
- VIEWING ADVISED

**\*EXTENDED, 3 BEDROOM HOUSE WITH STUNNING OPEN PLAN KITCHEN/DINING/LIVING ROOM, LARGE REFITTED BATHROOM, DOUBLE DRIVEWAY AND BEAUTIFUL LANDSCAPED REAR GARDEN\***

Situated a short distance from Nash Road this well presented 3 bedroom mid terrace house offers good family accommodation and benefits from a full width extension to the rear providing a large kitchen/breakfast room with doors leading to the rear garden. The property is situated within walking distance to both primary and secondary schools, a wide range of shops at Spytty Retail Park & the Southern Distributor Road providing easy access to junctions 24 & 28 of the M4.

Further accommodation includes, an entrance hall, living room with bay window, full width dining/sitting room opening to the Kitchen/breakfast room. To the first floor: 3 bedrooms, the master having built in wardrobes, a large contemporary family bathroom with corner bath and separate shower. Outside: To the front of the property, a double driveway with gate providing shared side access to the beautiful, easy to maintain rear garden with 2 patio areas, artificial grass, a police approved metal shed (separate negotiation) fully enclosed with timber fencing.

The property further benefits from gas combi boiler, Upvc double glazing and viewing is highly advised by the agents.

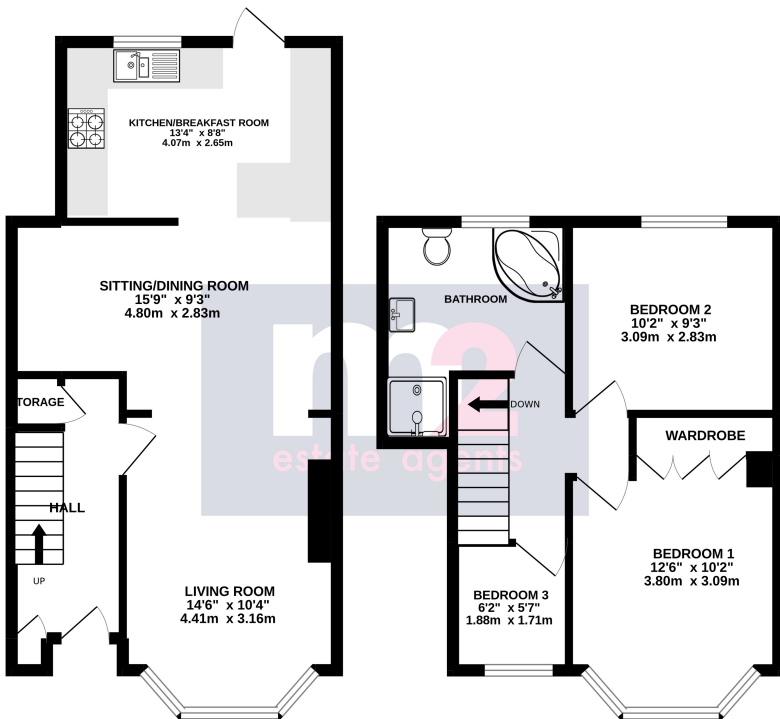
Services:

Council Tax Band:



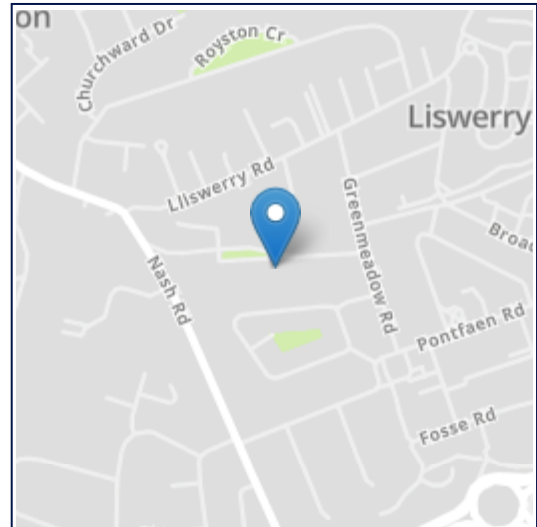
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		76
(55-68)	60	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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