



61 Bassaleg Road, Newport. NP20 3ED
£269,950
Tenure Freehold

- END TERRACE TOWNHOUSE
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- 4 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM

- EN-SUITE & FAMILY BATHROOM
- GROUND FLOOR W/C
- GARAGE & PARKING
- GOOD SIZE REAR GARDEN

NO CHAIN!! 4 BEDROOM TOWNHOUSE IN CONVENIENT LOCATION WITH KITCHEN/BREAKFAST ROOM, LARGE LIVING ROOM, EN-SUITE, FAMILY BATHROOM, GOOD SIZE REAR GARDEN, GARAGE & PARKING

Situated on the favoured WEST SIDE of Newport is this four double bedroom, end terrace townhouse. Conveniently located close to all local amenities, popular schools, supermarkets and bus routes whilst also having the easiest of access to Junctions 27 & 28 of the M4.

Offering versatile living accommodation briefly comprising, to the ground floor: entrance hallway, living room/bedroom, kitchen/breakfast room with integrated appliances & cloakroom/w.c. On the first floor: two double bedrooms or living room with family bathroom. On the second floor: two double bedrooms with en-suite shower room to the master. Outside, to the front is a path leading to the front with gated side access to the rear garden. To the rear is a good size garden with decking seating area, decorative stones, various shrubs and gated rear access to the parking area with single garage in block.

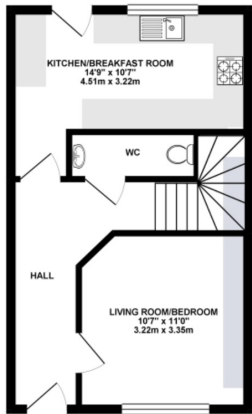
The property further benefits from having a condensing gas boiler, upvc double glazing throughout and is being sold with no onward chain.

Services:

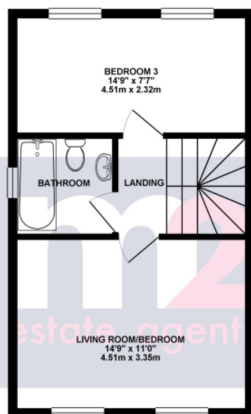
Council Tax Band:



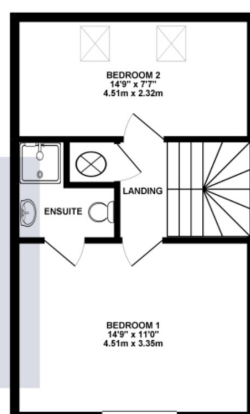
GROUND FLOOR 368.46 sq. ft.
(34.23 sq. m.)



1ST FLOOR 368.44 sq. ft.
(34.23 sq. m.)

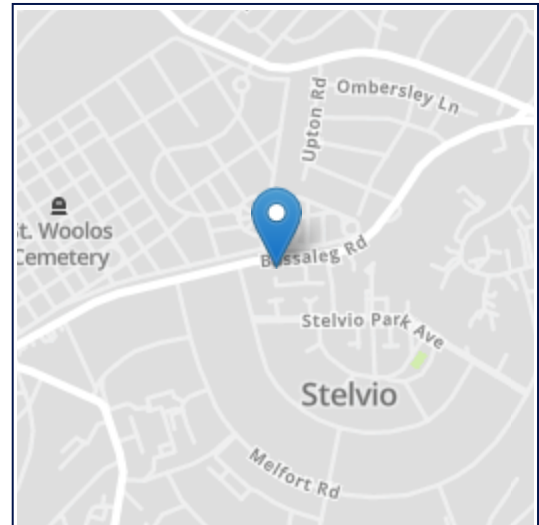


2ND FLOOR 368.44 sq. ft.
(34.23 sq. m.)



TOTAL FLOOR AREA: 1105.34 sq. ft. (102.69 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.
Made with Metropix 02/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.