



**26 Granville Close, Rogerstone, Newport.**

**NP10 9BP**

**£200,000**

**Tenure Freehold**

- **PERFECT FOR FIRST TIME BUYERS OR INVESTORS**
- **RENOVATED THROUGHOUT**
- **3 BEDROOMS**
- **KITCHEN / DINING ROOM**
- **LOUNGE**
- **FIRST FLOOR BATHROOM**
- **NO CHAIN**
- **BASSALEG SCHOOL CATCHMENT AREA**



**\*PERFECT FOR FIRST TIME BUYERS!! RENOVATED THROUGHOUT!! 3 BEDROOM HOUSE IN SOUGHT AFTER LOCATION WITH KITCHEN/DINING ROOM, LOUNGE, FIRST FLOOR SHOWER ROOM WITHIN BASSALEG SCHOOL CATCHMENT AREA\***

A recently renovated 3 bedroom, end terrace house enjoying views over Rogerstone located close to all local amenities, shops, bus routes, Pye corner train station, junction 27 of the M4 and within the current catchment area for the sought after Bassaleg School. The property offers ideal family accommodation which has benefited from redecoration throughout, new carpets and the installation of a new kitchen & bathroom. In brief the accommodation comprises: To the ground floor: An entrance hall with stairs to the first floor. A lounge with window to front, a refitted kitchen/Dining room benefits from a built in oven and hob with patio doors opening to the rear garden. To the first floor: a landing leads to 3 bedrooms, the main enjoying views to the rear. A refitted bathroom benefits from a shower over bath with part tiled walls. Outside to the front: A garden laid to lawn with bordering beds. A pathway provides access to the side. To the rear: Steps lead to a patio area with storage sheds. Further steps to a secondary patio and garden laid to lawn enclosed by hedging and fencing.

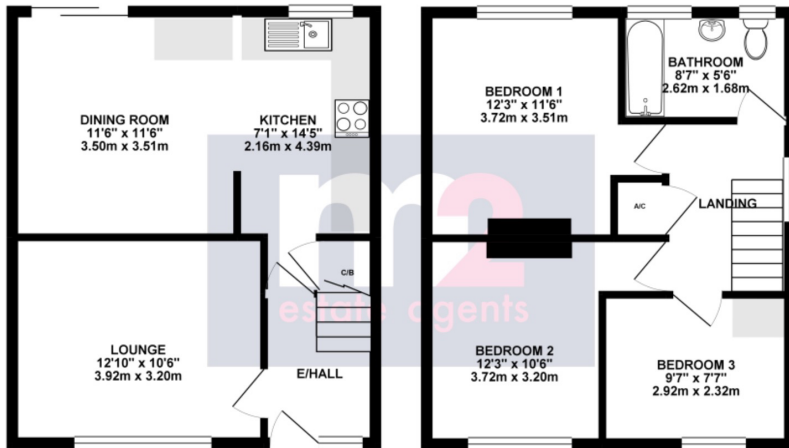
Services:

Council Tax Band:

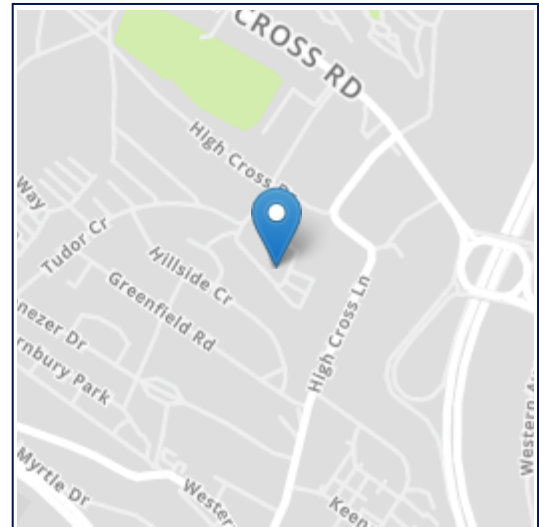


GROUND FLOOR 408.67 sq. ft.  
(37.97 sq. m.)

1ST FLOOR 408.67 sq. ft.  
(37.97 sq. m.)



TOTAL FLOOR AREA : 817.33 sq. ft. ( 75.93 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>	<b>87</b>
(69-80)	<b>C</b>	<b>74</b>
(55-68)	<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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