



55 Stafford Road, Newport, TF10 7NA
Offers In The Region Of £210,000

Offered as an investor only sale, this three bedroom semi-detached house has good parking and a generous garden. The excellent accommodation includes a lounge, kitchen diner and modern WC which all compliments the three well proportioned bedrooms.

Hall

entry through a partial glazed UPVC front door into the carpeted hallway giving access to the ground floor living accommodation and stairs.

Lounge



front facing spacious room with large UPVC window giving lots of natural light, radiator and central light fitting.

Kitchen Diner



generous sized room with half carpeted half linoleum flooring, wood effect units with black countertops, Creda oven and hob, plumbing for further appliances, stainless steel sink and drainer, two UPVC windows, the boiler is located in the corner of the room, door to rear hallway and WC.

WC



tiled room with low level flush WC and sink vanity unit, radiator, window and central light fitting.

Stairs & Landing

carpeted staircase leading to L-shaped landing giving access to all bedrooms and bathroom.

Bedroom One

larger than average double bedroom, built in storage cupboards, UPVC front facing window, radiator and central light fitting.

Bedroom Two

rear elevation double bedroom with UPVC window overlooking the garden, radiator and central light fitting.

Bedroom Three

front elevation single bedroom, UPVC window, radiator and central light fitting.

Bathroom

wood effect linoleum flooring, fitted bath with overhead electric shower, white low level flush WC and sink with window above, radiator, extractor fan and light fitting.

Outside



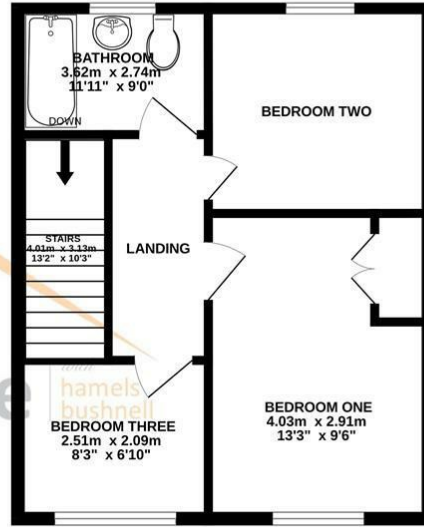
Good sized rear garden with both large lawn and paved areas, hedgerows line the boundary, side gate access. Driveway parking for 2 cars.

Floor Plan

GROUND FLOOR
34.8 sq.m. (374 sq.ft.) approx.

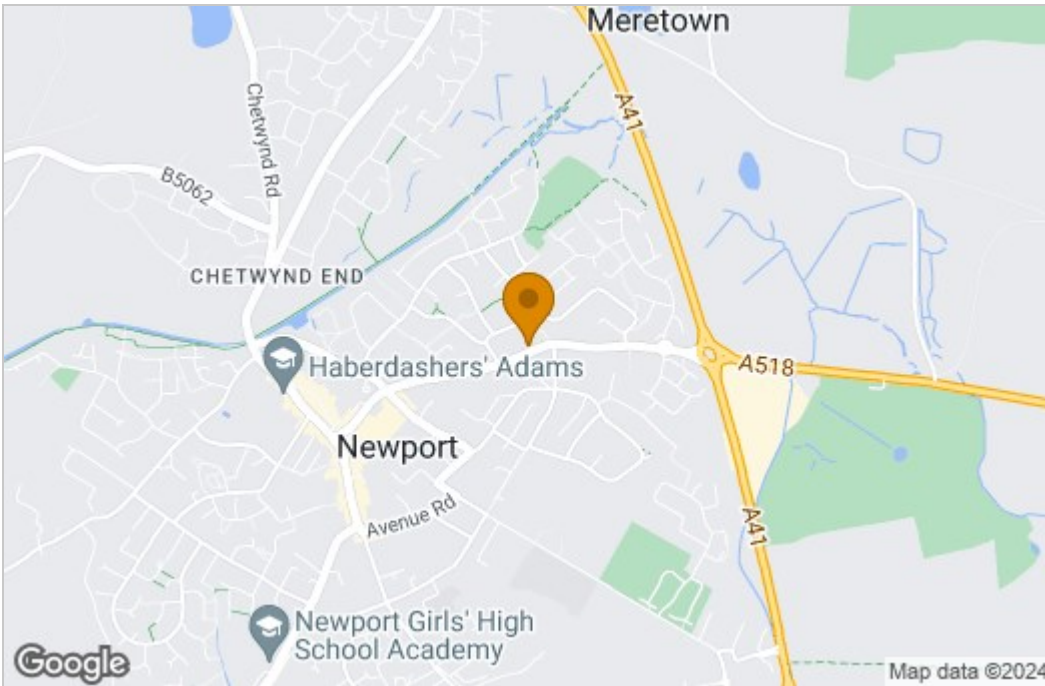


1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (768 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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