



**10 Gravelly Drive, Newport, TF10 7QN**  
**Offers In The Region Of £190,000**

A Substantial two bedroom house just a stone's throw from Newport town centre. The two double bedrooms are complimented by generous living accommodation and outside space with the added bonus of excellent off-road parking, gas central heating and double glazing. Ideal for first time buyers or those looking to add to their property portfolio.



### Hallway

spacious entrance hallway entered through a partial glazed UPVC front door, with wood flooring, access to ground floor living accommodation and stairs, radiator and central light fitting.

### Lounge/Diner



bright and airy room with large front facing window and French doors giving access to the rear private garden, wood flooring continued from the hallway, featuring a wood burning stove as well as two radiators, ceiling light fittings and television point.

### Kitchen



generous sized room with tiled flooring and partially tiled walls, ample storage space from the multiple fitted wall and base units and built-in pantry cupboard, plumbing for multiple appliances, integrated oven and hob with overhead extractor fan, marble effect countertops, window with view out towards the garden and access to both front and rear garden via UPVC glazed doors.

### Landing and Stairs

carpeted staircase leading to first floor bedrooms and bathroom, loft hatch, airing cupboard housing the boiler, window and radiator.

### Bedroom One

front elevation large double room, with two UPVC windows and built-in wardrobe space, radiator and central light fitting.

### Bedroom Two



rear elevation double room, with UPVC overlooking the garden, radiator and central lit fitting.

### Bathroom



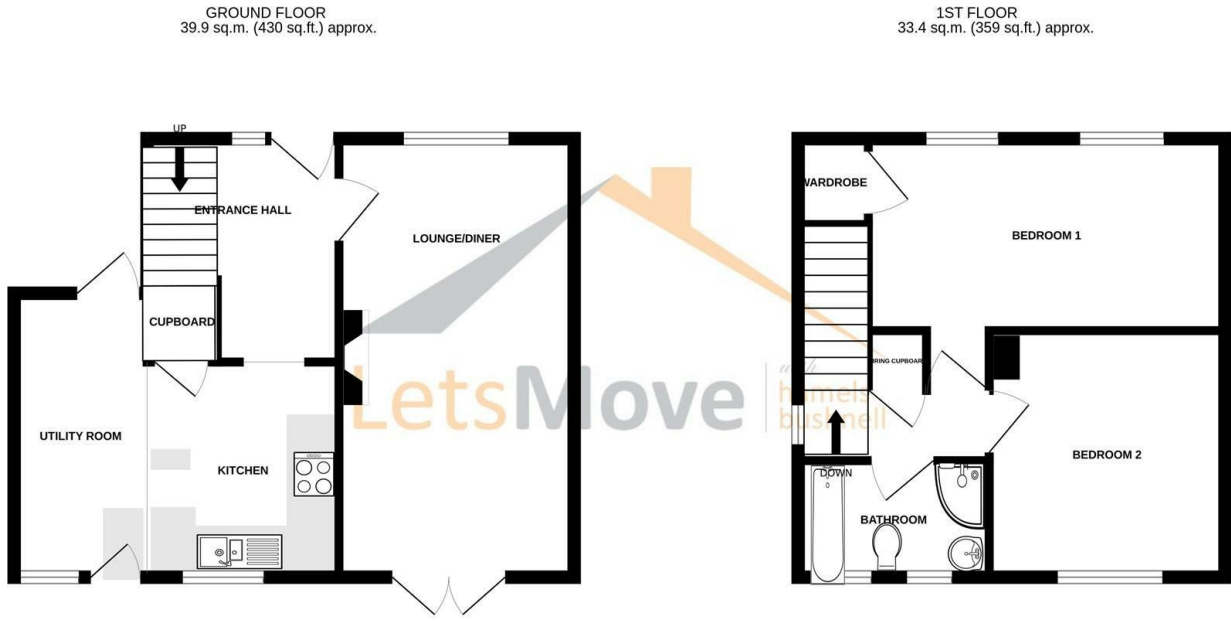
built-in bath with tiled splashback, curved corner Sanisteam shower unit, white low level flush WC and sink with vanity unit, two windows and radiator.

### Outside



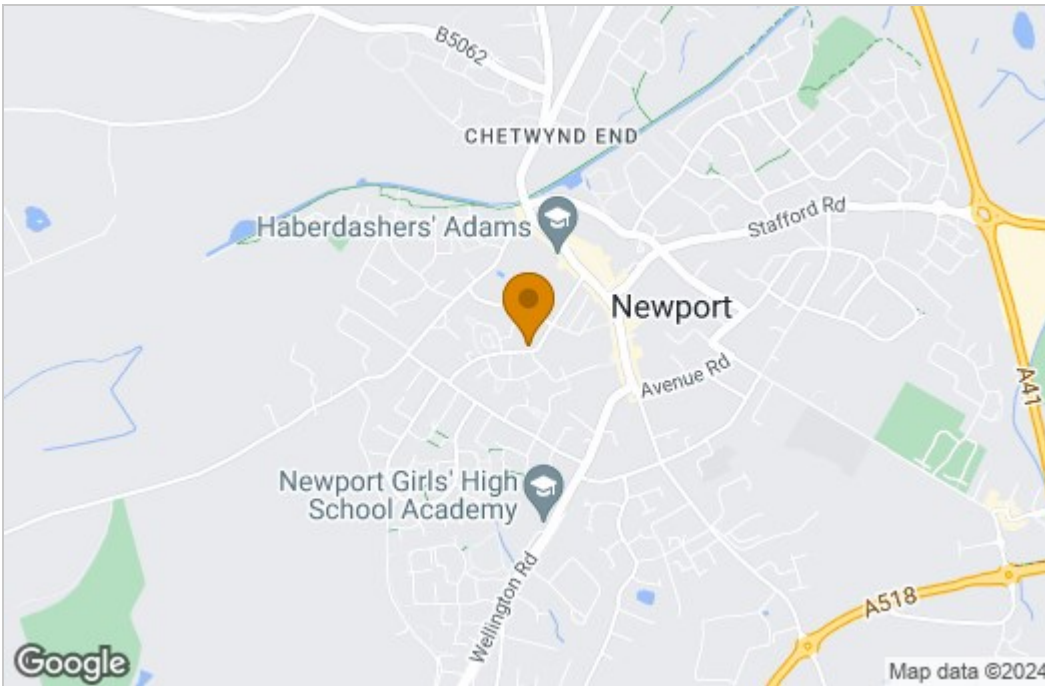
Rear garden comprising grass and patioed areas, storage shed and side gate access. Driveway enabling space for multiple cars to park. Further grass area to the front with paved walkway to front door.

# Floor Plan



TOTAL FLOOR AREA : 73.3 sq.m. (789 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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