



Frobisher Road, Newport

Starting Bid £125,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Start Bid £125,000
- Three Bedroom Semi-Detached House
- Front and Rear Garden
- Driveway
- Spacious Kitchen with Pantry/Storage Room



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Pinkmove

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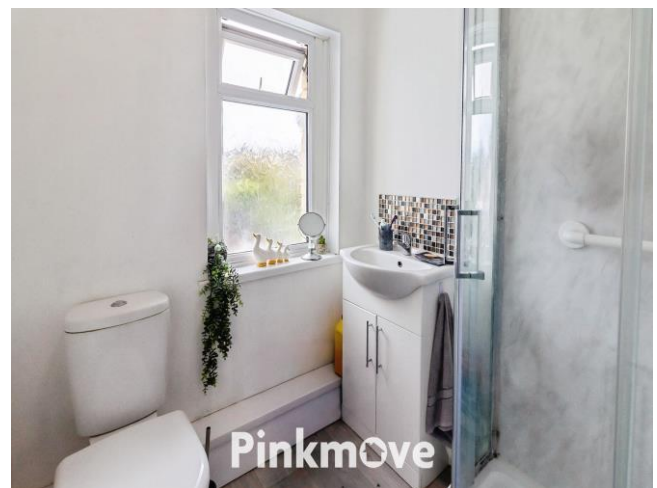
About the property

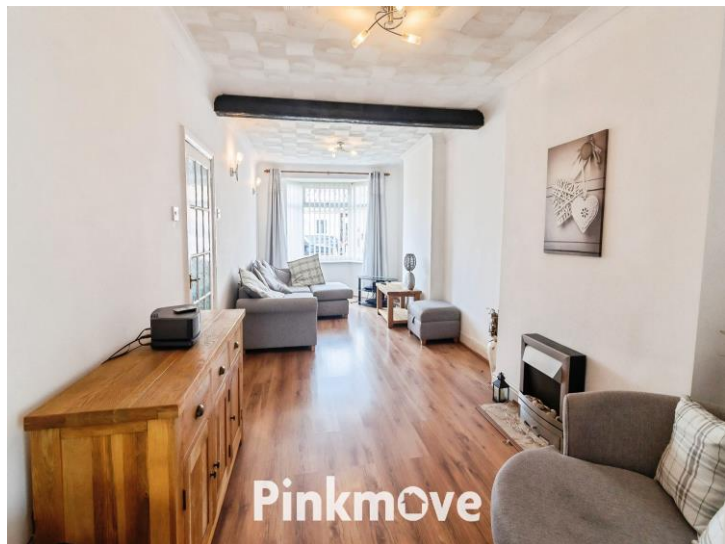
We're pleased to offer this well-presented three-bedroom semi-detached home on Frobisher Road, Newport. Ideal for families or professionals, the property features two spacious double bedrooms and one single, a modern bathroom, and a practical layout that separates living and sleeping areas. The bright reception room leads into a generous kitchen/diner with ample storage and worktop space, plus a separate pantry/storage room. From the kitchen, you can access the private enclosed rear garden, perfect for outdoor dining or relaxing.

To the front, the property benefits from a garden and a driveway with space for two cars, offering both kerb appeal and convenient off-road parking.

Located in the Lliswerry area of Newport, this property enjoys excellent access to local amenities. Lliswerry Primary School and Lliswerry High School are both within walking distance, making it ideal for families. Everyday shopping is convenient with Somerton Superstore just around the corner, and larger supermarkets such as Morrisons and The Co-operative nearby.

Transport links are a key advantage, with Newport city centre easily accessible and Newport train station under two miles away, offering direct services to Cardiff, Bristol, and London. The M4 motorway is also within easy reach, making commuting straightforward.





Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will

also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room 24' 6" x 9' 10" (7.47m x 3.00m)

Kitchen 10' 9" x 15' 4" (3.28m x 4.67m)

Pantry 8' 3" x 5' 5" (2.51m x 1.65m)

Bedroom 1 11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom 2 11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom 3 8' 3" x 5' 8" (2.51m x 1.73m) Max Measurements

Bathroom 6' x 5' 8" (1.83m x 1.73m)

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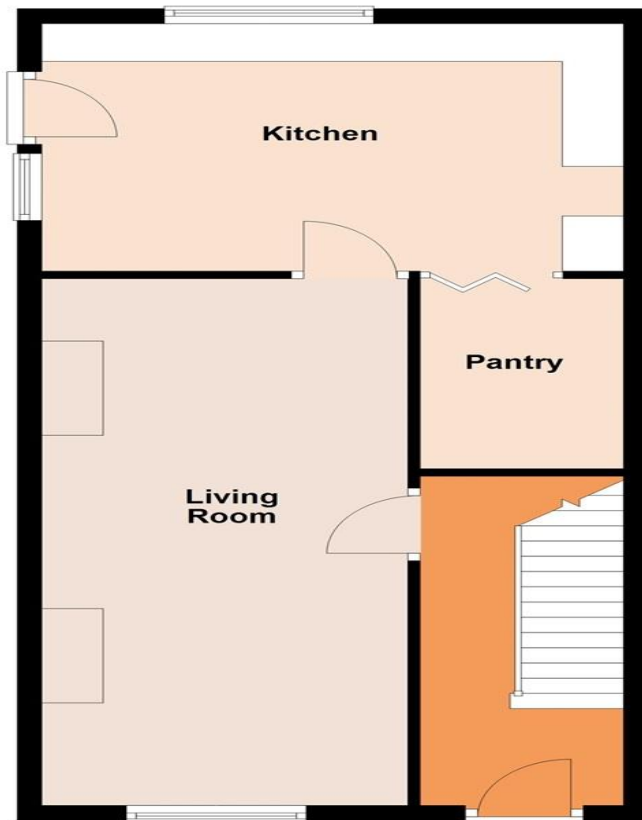
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Floorplan

Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 83.6 sq. metres (899.6 sq. feet)
6 Frobisher Road

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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