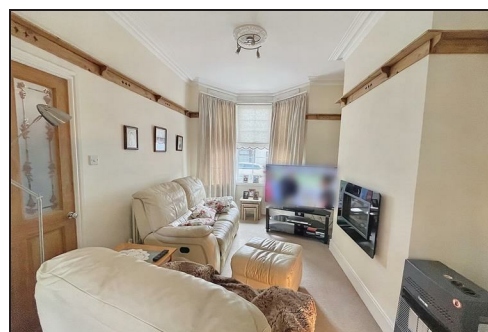


## 2 Stafford Road Newport



### WELL PRESENTED TWO BEDROOM END-TERRACED HOME IN CONVENIENT LOCATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS AND BATHROOM TO FIRST FLOOR
- THROUGH LOUNGE/DINER
- GALLEY KITCHEN
- ENCLOSED REAR GARDEN WITH OUT-BUILDING
- MODERN WINDOWS AND GAS BOILER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR DOWN-SIZER
- MUST BE VIEWED TO APPRECIATE

**Chain Free £165,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

info@nutallparker.com <sup>td</sup> Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

## **Stafford Road, NP19 7DQ**

### **Introduction**

Offered for sale with no onward chain and benefitting from easy access to excellent amenities and major road connections is this nicely presented and very well maintained end terraced family home, just off Caerleon Road. Within walking distance we have well regarded schools, bus stops and local shops as well as easy access onto the M4 motorway enabling effortless commuting to neighbouring cities.

As we enter the property we are welcomed into the hallway which leads off to a galley kitchen and through lounge/diner to the ground floor then, upstairs, two double bedrooms and family bathroom. Outside, the frontage is for-courted allowing space for potted plants and refuse bins and, to the rear, a low maintenance enclosed garden with large out-building.

Further information can be found below, contact our sales team today to enquire or to arrange your viewing

### **Council tax**

Band C

### **Tenure**

Freehold


### **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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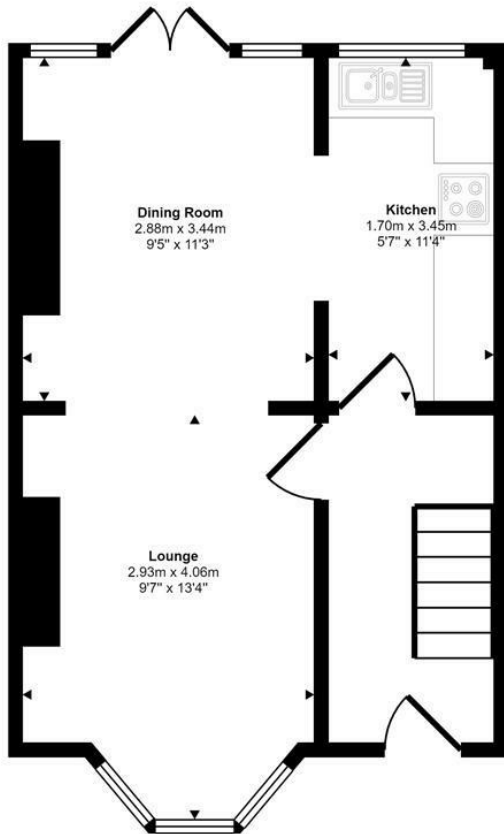
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>65</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

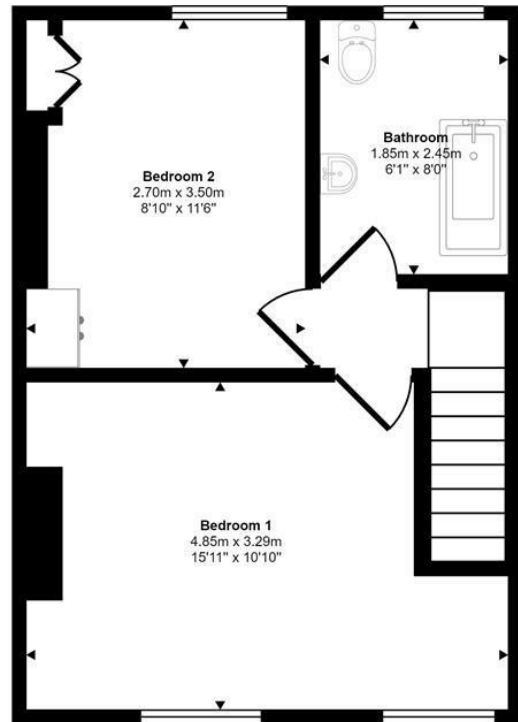
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
67 sq m / 721 sq ft



Ground Floor  
Approx 34 sq m / 363 sq ft



First Floor  
Approx 33 sq m / 358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.