

20 Rosslyn Road Newport



RECENTLY REFURBISHED THREE BEDROOM FAMILY HOME

- NO ONWARD CHAIN
- THREE BEDROOM BAY-FRONTED HOME
- OPEN LOUNGE/DINING AREA
- SEPARATE GALLEY KITCHEN
- STYLISH FIRST FLOOR BATHROOM
- ENCLOSED REAR COURTYARD WITH GATED PARKING
- NEAR TO AMENITIES AND ROAD CONNECTIONS
- MODERN GAS BOILER
- PERFECT FIRST PURCHASE, BUY-TO-LET OR DOWNSIZER
- MUST BE VIEWED

Chain Free £190,000

Tel: 01633 212 666 **www.nuttallparker.com**

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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.

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Rosslyn Road, Newport, NP19 8PD

Introduction

Offered for sale with no onward chain and situated near to excellent amenities and road connections is this traditional bay-fronted terraced home which has recently undergone some refurbishment works. Well regarded primary and secondary schools, bus stops and local shops are all within walking distance as well as Newport City Centre being slightly further afield. The M4 motorway is also close by providing an easy commute to neighbouring cities.

As we enter the property we are welcomed into the hallway which leads off to an impressive open plan lounge/dining room and separate galley kitchen then, upstairs, three bedrooms and modern family bathroom. Outside, the frontage offers a small forecourt area ideal for potted plants and bins then, to the rear, an enclosed courtyard which has gates providing off road parking.

Further information can be found below although we recommend arranging a viewing to see what this lovely home has to offer

Tenure

TBC

Council tax

Band C


Viewing

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


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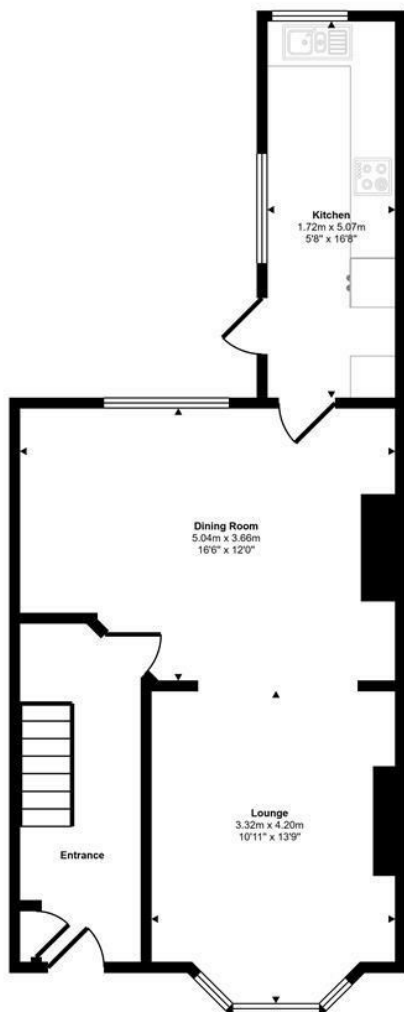
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

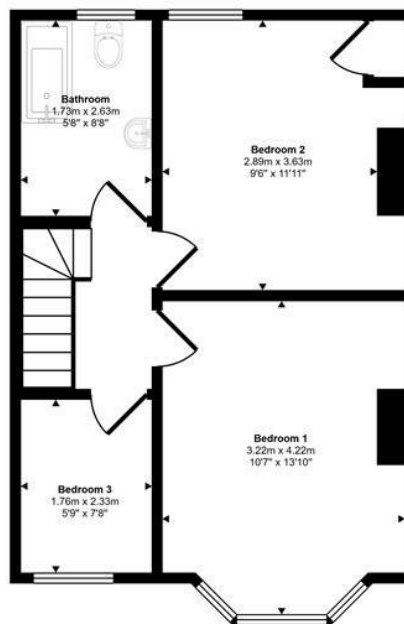
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 39 sq m / 423 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.