



## New Road, £170,000

- Good Sized Garden
- Off Road Parking
- Close to M4
- Great School Catchment Area
- Outbuilding
- Shower Room
- Utility Room
- No Chain!
- EPC Rating: D



 3  1  1



## About the property

Nestled in heart of Grovesend, this spacious three-bedroom house is on the market. Offering a great living space, featuring a good sized kitchen and an open plan lounge area. Also a seperate cosy lounge at the front of the property, perfect for both entertaining and unwinding. Flooded with natural light, the house boasts a bright and airy ambiance throughout. Upstairs offers three good sized bedrooms and a family bathroom. The garden of the property is a true highlight, offering a serene outdoor space. With its central location and charming features, this property is a great first time buy or investment.. Call the office on 01792 894422 for a viewing...



## Accommodation

### Ground Floor

#### Entrance Hall

#### Kitchen

16' 4" Max x 13' 5" ( 4.98m Max x 4.09m )

#### Lounge

21' 8" x 12' 2" ( 6.60m x 3.71m )

### First Floor

#### Landing

#### Bedroom 1

9' 10" Max x 9' 7" Max ( 3.00m Max x 2.92m Max )

#### Bedroom 2

9' 10" x 7' 3" ( 3.00m x 2.21m )

#### Bedroom 3

9' 3" x 5' 6" ( 2.82m x 1.68m )

#### Bathroom

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## Floorplan

### 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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