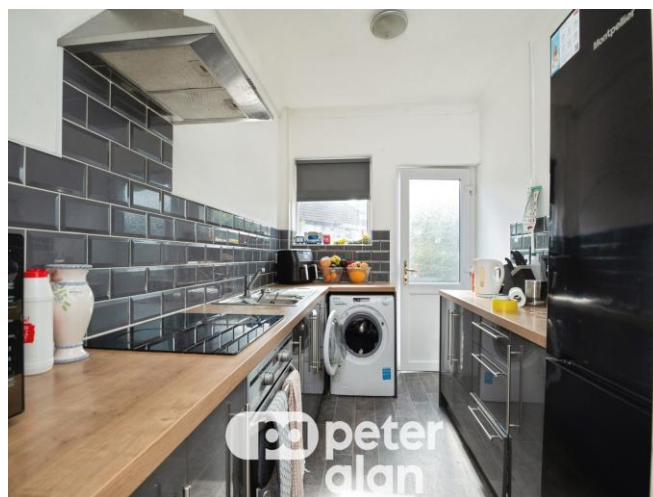




Graig Park Circle, offers over £220,000

- NO CHAIN
- Off Road Parking
- Ready to move in conditions
- Plenty of natural light
- Council tax band C
- EPC Rating: D



 3  1  1



About the property

This semi-detached three-bedroom house offers well-proportioned accommodation ideal for families and first-time buyers. The ground floor comprises a bright and spacious living and dining area, a fitted kitchen, and direct access to the rear garden, providing a practical space for both everyday living and entertaining.

The first floor features two generous double bedrooms, a single bedroom suitable for a child, guest room or home office, and a family bathroom serving all bedrooms.

Externally, the property benefits from a driveway providing off-road parking for one vehicle, a detached garage offering additional storage or parking, and an enclosed rear garden, ideal for outdoor relaxation and family activities.

Further benefits include Council Tax Band C and an EPC rating of D. The property represents an excellent opportunity for purchasers seeking a comfortable home with good-sized accommodation and useful external space.



Accommodation

Entrance Hall

Living Room

Kitchen

Stairs To First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

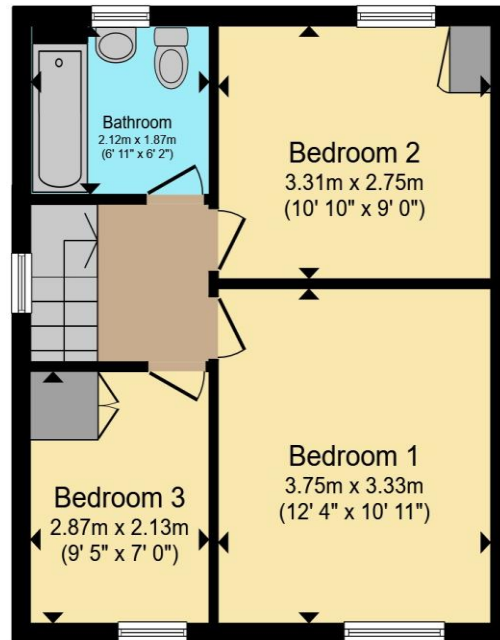
01633 221892

newport@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 72.3 m² (779 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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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