

## 38 Surgery Road, Blaina, NP13 3AZ

£200,000 Freehold

End-of-Terrace Property • Lounge • Kitchen/Dining Room • Bathroom • Three Bedrooms • Gardens • Off Road Parking



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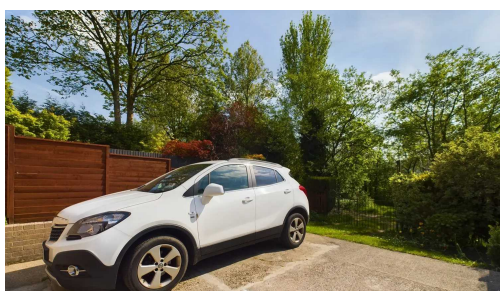
A bay-fronted, end-of-terrace property having off road parking, being situated in a sought after location within Blaina. The smartly presented property comprises an entrance porch, lounge, spacious kitchen/dining room, rear entrance porch, ground floor bathroom and to the first floor are three bedrooms. Benefits include UPVC double glazing, a gas central heating system, front forecourt and rear garden incorporating a patio seating area, brick-built outbuilding, lawned areas and hardstanding providing off road parking for up to two vehicles. Early Enquiries Recommended.



Council Tax band: B

Tenure: Freehold

EPC Rating: C





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
907.71 ft<sup>2</sup>  
84.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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