



## 101 Victoria Road, Blackwood NP12 3UP

**£245,000**

**\*\* BAY FRONTED VILLA STYLE PERIOD FAMILY HOME\*\*GOOD SIZE ACCOMMODATION\*\***

Parkmans are pleased to present this charming property located on Victoria Road in the picturesque village of Fleur De Lis, Blackwood. This delightful house boasts three good size bedrooms, perfect for a growing family or those in need of extra space. The convenience of a first-floor shower room and a ground floor WC ensures that busy mornings run smoothly in this lovely home.

The heart of the house is the large lounge/dining room and good size kitchen/breakfast room, ideal for entertaining guests or simply relaxing with your loved ones after a long day. The property offers generous size accommodation and has potential for extended family living with a good size boarded loft and large basement. The property further benefits from UPVC double glazing and gas central heating.

Externally the property benefits from a front forecourt and enclosed, good size rear garden.

Don't miss the opportunity to make this house your home.

Tenure: We are advised Freehold  
EPC: D  
Council Tax Band: D





### Entrance Hallway

UPVC door to front entrance, laminate flooring, wallpaper to walls, textured ceiling, radiator.

### Lounge/Dining Room

21'11" x 13'10" (6.69 x 4.24)

Bay window to front aspect, UPVC window to rear aspect, laminate flooring, emulsion finish to walls, textured ceiling, x2 radiator.

### WC

5'8" x 2'4" (1.75 x 0.73)

Laminate flooring, emulsion finish to walls and ceiling, WC, wash hand basin, access into basement.

### Kitchen

13'10" x 10'0" (4.22 x 3.06)

UVPC windows and door to side and rear aspect, laminate flooring, wallpaper to walls, textured ceiling, radiator, tiles to splash back, matching wall and floor units, sink with drainer, space for free standing appliances.

### Landing

12'3" x 5'6" (3.74 x 1.68)

Carpet to flooring, emulsion finish to walls, textured ceiling, built in storage cupboard, roof access hatch to boarded loft with power.

### Bedroom One

9'9" x 16'7" (2.98 x 5.06)

Bay window to front aspect, carpet to flooring, emulsion finish to walls, textured ceiling, radiator.

### Bedroom Two

12'2" x 11'3" (3.73 x 3.44)

UVPC window to rear aspect, emulsion finish to walls, textured ceiling, radiator. x2 built in storage wardrobes.

### Bedroom Three

10'9" x 9'9" (3.28 x 2.98)

UVPC window to rear aspect, carpet to flooring, emulsion finish to walls, textured ceiling, radiator.

### Shower Room

6'4" x 6'5" (1.94 x 1.97)

UVPC window to side aspect, vinyl to flooring, tiles to walls, textured ceiling, shower, WC and wash hand basin.

### Basement

UVPC window and door to rear aspect, separate room with WC and wash hand basin, plenty of room for storage. but has potential to be converted.

### Loft

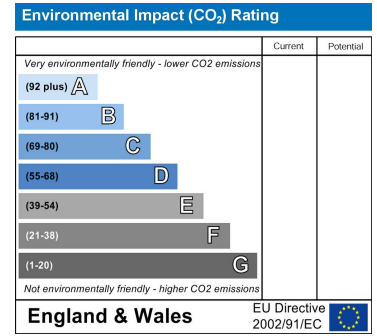
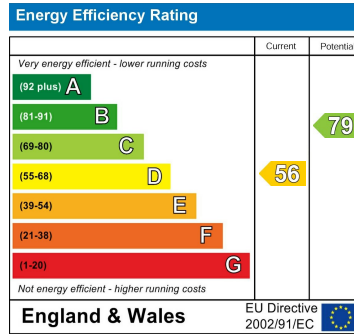
The loft is accessed via a attic hatch and ladder from the landing, The loft has been boarded. There is sky light and one power point and a main light. the loft has potential to be converted.

### Externally

Externally there is a front courtyard with side access to the rear garden.

To the rear garden there is a patio area with steps leading down to a decking and lawn area.

There are solar panels on the roof of the property the current supplier is with OVO the solar panels earn £200 per quarter.



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