



20 School Way, Blackwood NP12 1FH

Guide price £200,000

****EXCELLENT FIRST TIME BUY** GUIDE PRICE £200,000****

Nestled in the charming area of School Way, Blackwood, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming kitchen/dining room with breakfast bar and patio doors to rear, separate reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, making it easy to create a warm and homely atmosphere. Additionally, the property boasts a ground floor cloakroom/wc, family bathroom and master en-suite shower room, which is a significant advantage for busy households, allowing for ample privacy and convenience.

Parking is made easy with allocated parking, ensuring that you have a designated spot right at your doorstep. The location itself is a highlight, offering a friendly community feel while being close to local amenities, schools, and parks, making it an excellent choice for families. With its spacious layout and prime location, it presents a wonderful opportunity for anyone looking to settle in Blackwood. Don't miss the chance to make this lovely house your new home.

TENURE: We are advised Freehold
COUNCIL TAX BAND: D
EPC: TBC



Entrance

UPVC double glazed door, plastered walls and ceiling, laminate floor, radiator, power points, stairs to first floor.

W/C

5'10" x .305'1" (1.8 x .93)

UPVC double glazed window to front, close couple w/c small vanity sink, tile splash back, plastered walls and ceiling, laminate floor, radiator.

Reception Room

15'8" x 14'5" (4.8 x 4.4)

UPVC double glazed windows to front and side, plastered walls and ceiling, laminate floor, radiators, power points.

Kitchen

16'4" x 9'10" (5.0 x 3.0)

UPVC double glazed patio doors and window to rear, range of matching Shaker style base and wall units, worktop with breakfast bar, composite sink and a half with drainer and mixer tap, integrated eye level double oven, integrated electric 5 hob and extractor fan, tile splash back, plastered walls and ceiling, tiled floor, radiator, power points, under stairs storage cupboard.

Landing

Plastered walls and ceiling, carpet to floor, boiler cupboard housing Baxi combi boiler, power points.

Bedroom 1

11'5" x 9'10" (3.5 x 3.0)

UPVC double glazed windows to front and side, plastered walls and ceiling, carpet to floor, radiator, power points. opening to En-suite.

En-suite

9'10" x 4'7" (3.0 x 1.4)

Corner shower unit, tiled around, inset vanity hand wash basin unit, plastered walls and ceiling, tiled floor.

Bedroom 2

9'10" x 9'5" (3.0 x 2.89)

UPVC double glazed windows to rear and side,, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 3

7'10" x 6'6" (2.4 x 2.0)

UPVC double glazed window to front, plastered walls and ceiling, carpet to floor, radiator, power points.

Bathroom

6'6" x 6'2" (2.0 x 1.89)

UPVC double glazed window to rear, panel bath, low level w/c, pedestal hand wash basin, tile splash backs, plastered walls and ceiling, heated towel rail.

Exterior

To front small grass leading around the side of property. To rear: gardens area and large wooden shed. Allocated parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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



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