

4 Hood Road Newport



THREE BEDROOM MID TERRACED HOME REQUIRING MODERNISATION

- THREE BEDROOM FAMILY HOME
- REQUIRING FULL MODERNISATION
- OPEN PLAN LOUNGE/DINER
- KITCHEN WITH ADJOINING UTILITY AREA
- MODERN SHOWER ROOM WITH SEPARATE WC
- FRONT AND REAR GARDENS
- POPULAR LOCATION NEAR TO AMENITIES AND ROAD LINKS
- PERFECT OPPORTUNITY TO MAKE IT YOUR OWN
- WALKING DISTANCE TO SHOPS AND SCHOOLS
- NO ONWARD CHAIN

Chain Free £140,000

Tel: 01633 212 666 **www.nuttallparker.com**

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These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Hood Road, Newport, NP19 9GZ

Introduction

A fantastic opportunity to purchase this well proportioned mid terraced family home requiring full modernisation and offered for sale with no onward chain, just minutes from local amenities and major road connections. Within walking distance we have local shops, bus stops and well regarded schools as well as the A48 and M4 motorway being a short drive away.

The property has been lovingly owned since new although requires full refurbishment making it the ideal opportunity for the prospective purchaser to make it their own. Upon entering we are welcomed into the hallway which leads off to a full-length lounge/diner, kitchen with adjoining side passage then, upstairs, three bedrooms and bathroom with separate WC. To the front there is a garden which has potential to be converted to off road parking (subject to relevant permissions) and an enclosed garden to the rear.

Further information and room dimensions can be found below;

GROUND FLOOR

Lounge/diner 14'0" max x 18'2" max (4.29 max x 5.56 max)

Kitchen 9'10" max x 9'0" max (3.01 max x 2.75 max)

Side passage 6'8" x 8'10" (2.05 x 2.71)

FIRST FLOOR

Bedroom 1 12'11" (into wardrobe) x 12'5" (3.95 (into wardrobe) x 3.79)

Bedroom 2 11'0" max x 11'5" max (3.37 max x 3.48 max)

Bedroom 3 11'1" (into wardrobe) x 7'11" (3.40 (into wardrobe) x 2.43)

Shower room 5'1" x 5'6" (1.55 x 1.70)

Separate WC 4'5" x 2'4" (1.35 x 0.72)

Tenure

Freehold

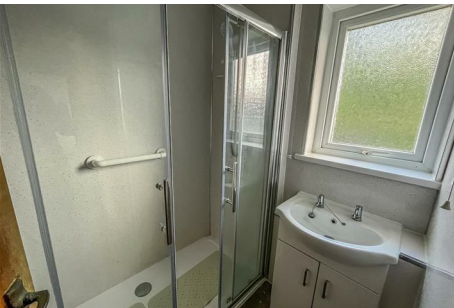
Council tax

Band B


Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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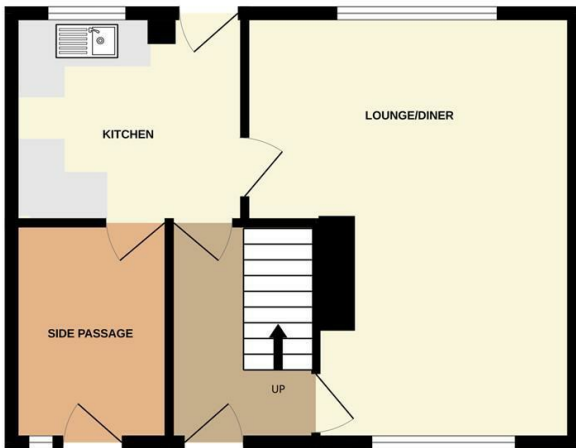
Energy Efficiency Rating

| | 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 | | |
| | 58 | 86 |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) 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 |  |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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