

84 Dorset Crescent Newport



THREE BEDROOM SEMI DETACHED HOME REQUIRING SOME MODERNISATION

- NO ONWARD CHAIN
- TRADITIONAL BAY-FRONTED SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE OPENING TO DINING ROOM
- KITCHEN WITH EXTENDED REAR AREA
- LONG DRIVEWAY LEADING TO GARAGE
- LOVELY REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- EXCELLENT POTENTIAL TO IMPROVE

Chain Free £230,000

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.

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Dorset Crescent, NP19 4QF

Introduction

Offered to the market with no onward chain is this traditional bay-fronted semi detached family home situated in the ever popular Pontfaen area, just minutes from excellent amenities and major road communications. Within walking distance we have local shops, Newport Retail Park, well regarded primary and secondary schools as well as the M4 and A48 both being close by, providing an easy commute to neighbouring cities.

The property has been owned by the same family for decades and has been well cared for although some modernisation may be required to bring the property up to standard. Upon entering the property we are welcomed into the hallway which leads off to a lounge, dining room and kitchen then, upstairs, three bedrooms and family bathroom.

Outside, the frontage offers well manicured gardens and a driveway running alongside the house leading to a detached single garage. The rear garden is of good size and features a patio, lawn and plenty of mature plants and shrubbery.

Further information can be found below although we would recommend a viewing to appreciate the potential this lovely home has

Council tax

Band D

Tenure

We are advised the property is leasehold but isn't registered although will be registered for completion. We are advised there was a 999 year lease from c.1957 and the annual ground rent is £10.50


Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.


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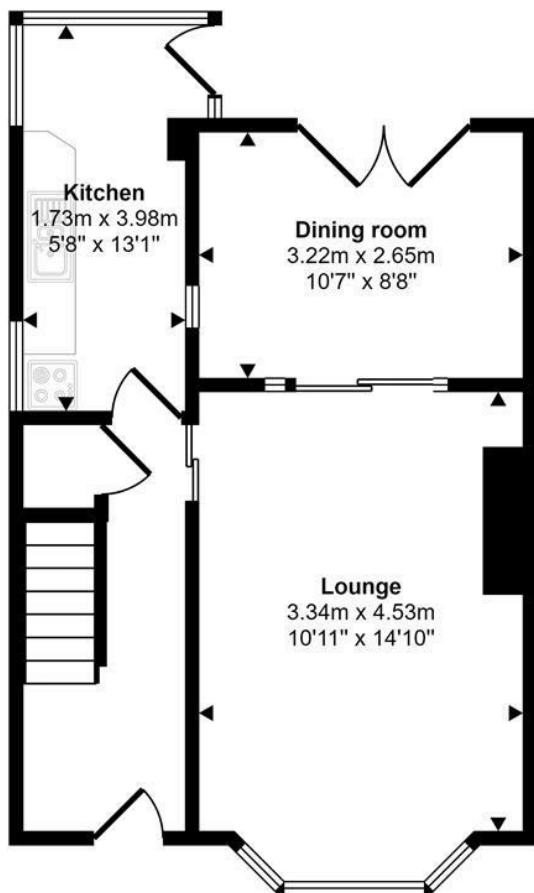
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 65 | |
| (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 |  |

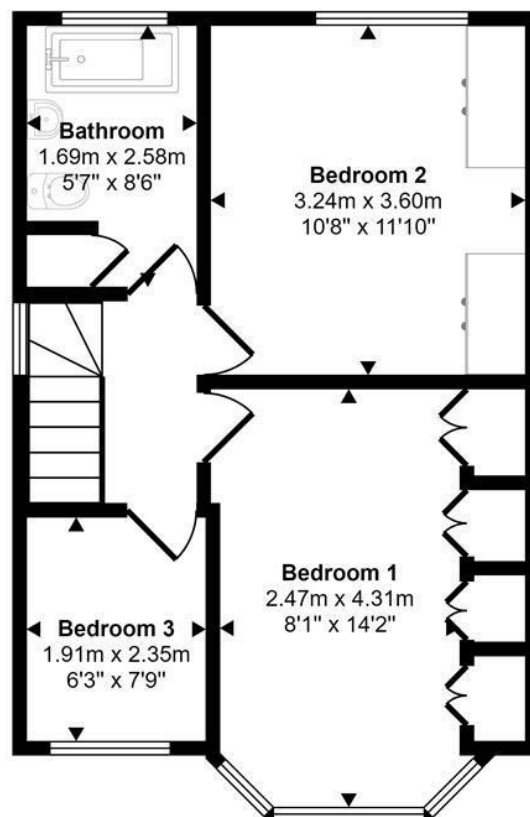
Environmental Impact (CO₂) Rating

| | 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 |  |

Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 40 sq m / 436 sq ft



First Floor
Approx 39 sq m / 424 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.