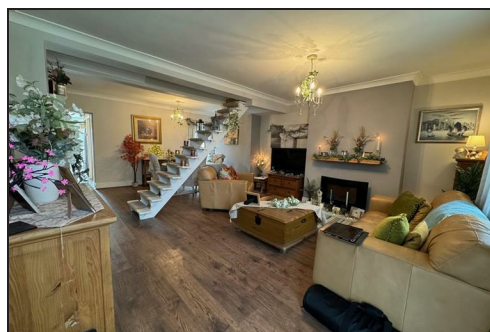


81 Caerphilly Road Bassaleg Newport



EXTENDED TWO BEDROOM TERRACED HOME WITH GOOD SIZED GARDEN

- TWO DOUBLE BEDROOMS
- WC TO BEDROOM 2
- OPEN PLAN LOUNGE/DINER
- GROUND FLOOR BATHROOM
- KITCHEN WITH DOOR OUT TO REAR GARDEN
- LONG REAR GARDEN MAINLY LAID TO LAWN
- HIGHLY SOUGHT-AFTER LOCATION
- GREAT AMENITIES AND SCHOOL CATCHMENTS
- NEAR TO MAIN ROAD CONNECTIONS
- MUST BE VIEWED TO APPRECIATE

£210,000

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

info@nutallparker.com [⊞] Offices at: 7 Baneswell Road, Newport NP20 4BP

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

Caerphilly Road, Bassaleg, NP10 8LJ

Introduction

A fantastic opportunity to purchase this cosy mid-terraced cottage-style property situated within the highly sought-after Bassaleg area, offering easy access to excellent amenities and major road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and local shops as well as the M4 (J28) being just around the corner, providing an easy commute to neighbouring cities.

As we enter the property we are welcomed straight into the lounge/dining room, the family bathroom and kitchen then, upstairs, two bedrooms and WC to bedroom 2. The attic space provides additional storage and we are advised by the vendor it is of good sized and benefits from being mainly boarded. Outside, the frontage is fore-courted providing space for refuse bins and potted plants then, to the rear, a great sized garden mainly laid to lawn.

Further information can be found below, although we'd encourage a viewing to appreciate what this lovely home has to offer

Tenure

Freehold

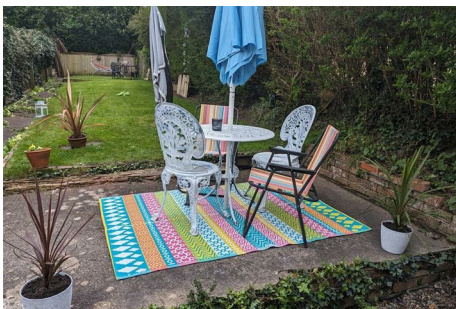
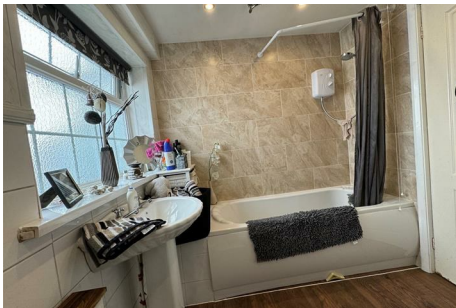
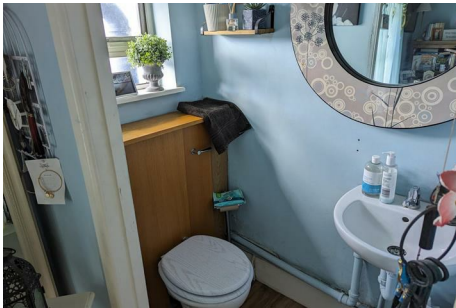
Council tax

Band C


Viewing

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


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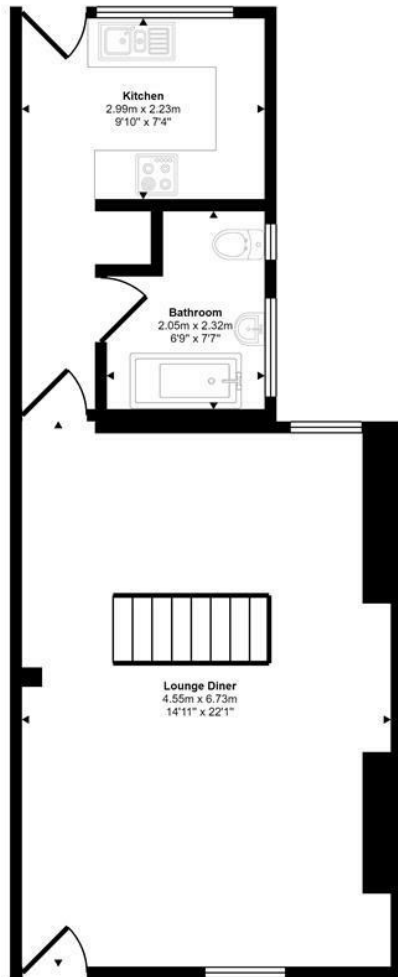
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	86
England & Wales	EU Directive 2002/91/EC	

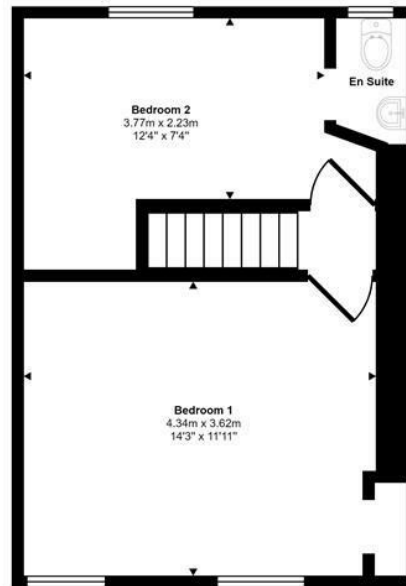
Environmental Impact (CO₂) Rating

	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	

Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 33 sq m / 353 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.