

217 Claremont Newport



EXTENDED SEMI DETACHED HOME IN POPULAR LOCATION WITH ATTIC ROOM

- NO ONWARD CHAIN
- THREE BEDROOMS PLUS ATTIC ROOM
- EXTENDED TO THE GROUND FLOOR
- FRONT AND REAR GARDENS
- MODERN GAS COMBINATION BOILER
- POPULAR AND SOUGHT-AFTER LOCATION
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- POTENTIAL TO IMPROVE
- PERFECT FIRST PURCHASE

Chain Free £220,000

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.

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Claremont, Malpas Park, NP20 6PR

Introduction

A fantastic opportunity to purchase this extended semi-detached family home situated in the ever popular Malpas Park area of Newport, a pleasant housing development built in the 1970's by George Wimpey Homes, near to excellent amenities and main road connections. Within walking distance we have reputable primary and secondary schools, bus stops and local shops as well as pleasant woodland walks, plus the M4 at J26 is also close by providing an easy commute to neighbouring cities.

The living accommodation has been extended to the ground floor as well as a semi-converted attic room providing additional living space.

As we enter the property (from the front), we are welcomed into the hallway which leads off to a good sized lounge, kitchen, dining room as well as the extended area which could be used as an additional sitting area or home office. Upstairs, we have the family bathroom and three bedrooms as well as access up to the attic room which is of good size and has under-eave storage areas.

Outside, to the front, we have a neat and tidy garden mainly laid to lawn with side access leading to the rear which is laid to patio. An access gate leads out to a small driveway and garage (the garage is in need of roof repair or perhaps demolition to provide additional parking).

Tenure

Freehold

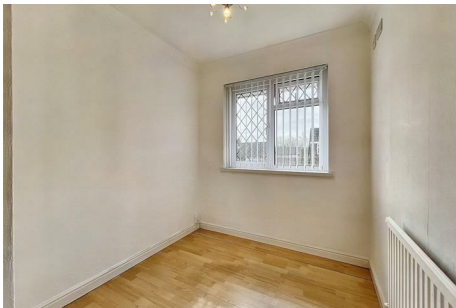
Council tax

Band D


Viewing

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


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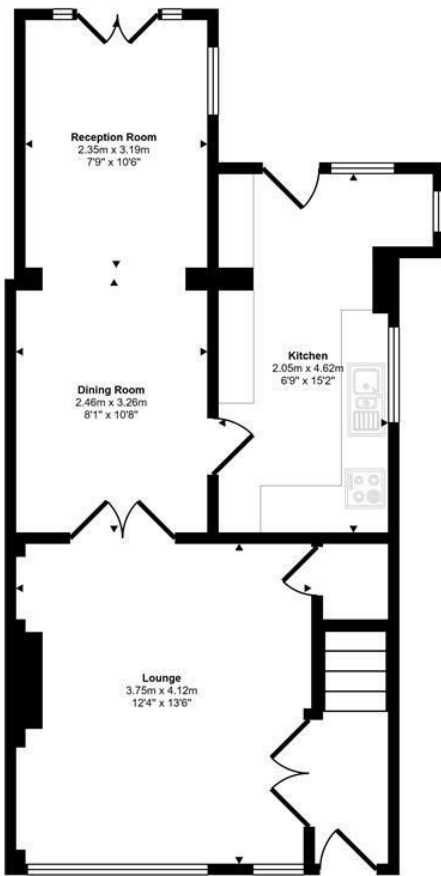
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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	

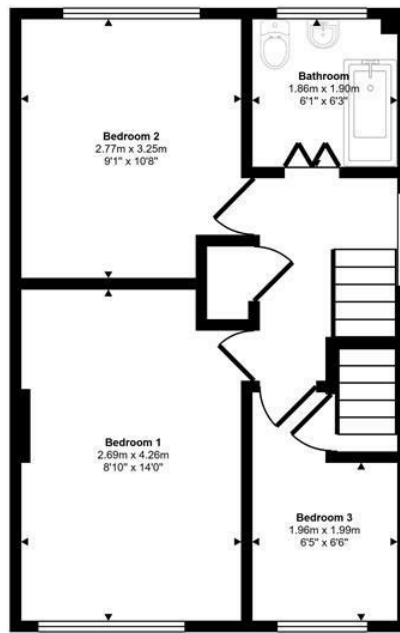
Environmental Impact (CO₂) Rating

	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	

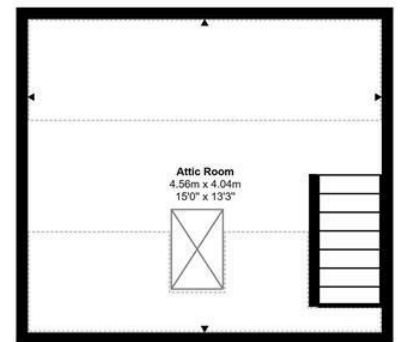
Approx Gross Internal Area
103 sq m / 1106 sq ft




Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 37 sq m / 398 sq ft



Second Floor
Approx 18 sq m / 198 sq ft

 Denotes head height below 1.5m

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.