

## 20 Mulcaster Avenue Newport



### NICELY PRESENTED THREE BEDROOM SEMI DETACHED HOME ON LARGE PLOT

- LOVELY THREE BEDROOM SEMI DETACHED HOME
- LARGER THAN AVERAGE FLAT PLOT
- STYLISH GROUND FLOOR BATHROOM
- LOUNGE WITH LOG BURNER
- MODERN KITCHEN/BREAKFAST ROOM
- DRIVEWAY TO FRONT
- SUPER SIDE AND REAR GARDEN WITH PIZZA OVEN
- GATED PARKING TO REAR
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

**Chain Free £240,000**

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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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# Mulcaster Avenue, NP19 4NP

## Introduction

A rare opportunity to purchase this lovely semi detached dormer-style family home occupying this large, flat corner plot on Mulcaster Avenue, just off Nash Road, minutes from 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 Newport Retail and Leisure Park being slightly further afield. The A48 is just around the corner which seamlessly leads on to the M4 motorway allowing an easy commute to neighbouring cities.

The property has been modernised in many areas and is decorated to a good, contemporary standard. As we enter the property we are welcomed into the lounge which features a log burner, then further into the kitchen/dining area and ground floor family bathroom then, upstairs three good sized bedrooms. Outside, the frontage provides parking for two cars then, to the side and rear, a large flat garden laid to patio and lawn featuring a pizza oven and also additional parking via wooden gates.

## Tenure

Freehold.

## Council tax

Band D


## Viewing

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

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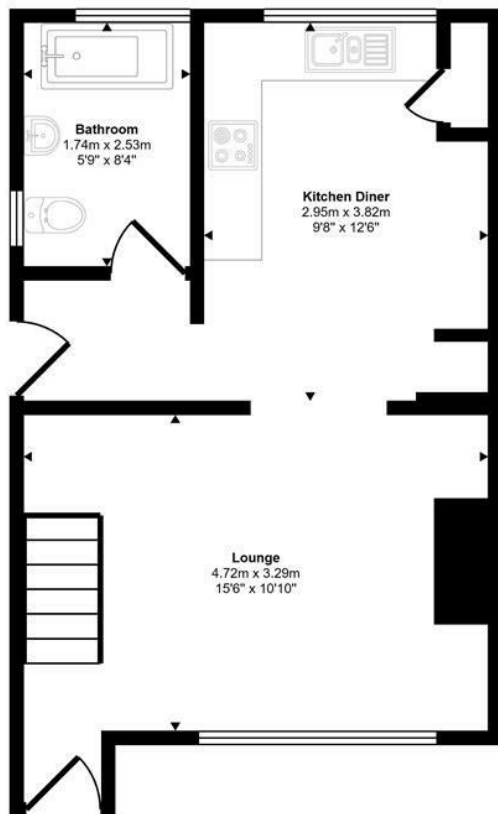
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>67</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

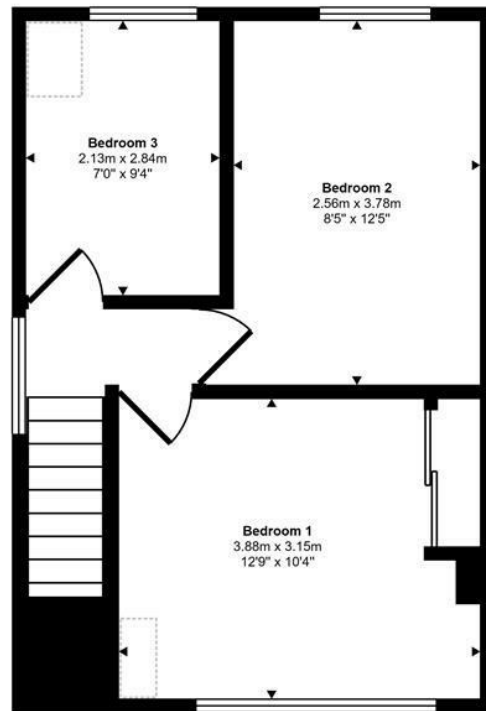
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Approx Gross Internal Area  
70 sq m / 751 sq ft



**Ground Floor**  
Approx 36 sq m / 383 sq ft



**First Floor**  
Approx 34 sq m / 368 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.