

4 Catalpa Close Newport



SEMI DETACHED FAMILY HOME ON LARGE PLOT REQUIRING MODERNISATION

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- MODERNISATION REQUIRED
- LOCATED WITHIN A SMALL CUL-DE-SAC
- LARGE PLOT
- DRIVEWAY AND DETACHED GARAGE
- PLENTY OF POTENTIAL
- EXCELLENT AMENITIES WITHIN WALKING DISTANCE
- MAJOR ROAD CONNECTIONS CLOSE BY
- RARE OPPORTUNITY

Chain Free £225,000

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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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Catalpa Close, Newport, NP20 6JW

Introduction

Offered for sale with no onward chain and requiring modernisation is this semi detached family home situated on Catalpa Close, Malpas Park, a cul-de-sac with around 20 properties, within walking distance to excellent amenities and major road connections. Within walk distance, there are local shops, bus stops and well regarded primary and secondary schools as well as the M4 motorway and A4042 being just around the corner.

Owned by the same family for 40 years, the property has been well maintained however would benefit from some modernisation (however has had new windows fitted recently). Entering from the front, there is an inner porch addition which further leads through to the hallway with doors off to a lounge, dining room and kitchen then, upstairs, three bedrooms and modern shower room.

Outside, the frontage offers parking for two cars, a single detached garage and a large, relatively flat garden mainly laid to lawn and backing onto a wooded area.

There are endless possibilities with this property to modernise, extend (subject to planning) so we recommend arranging a viewing to appreciate

Tenure

Freehold

Council tax

Band D


Viewing

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

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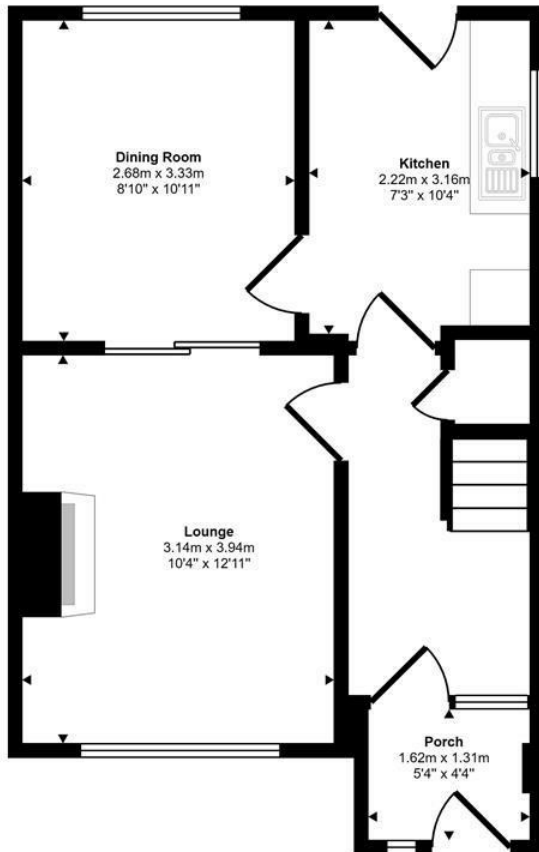
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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

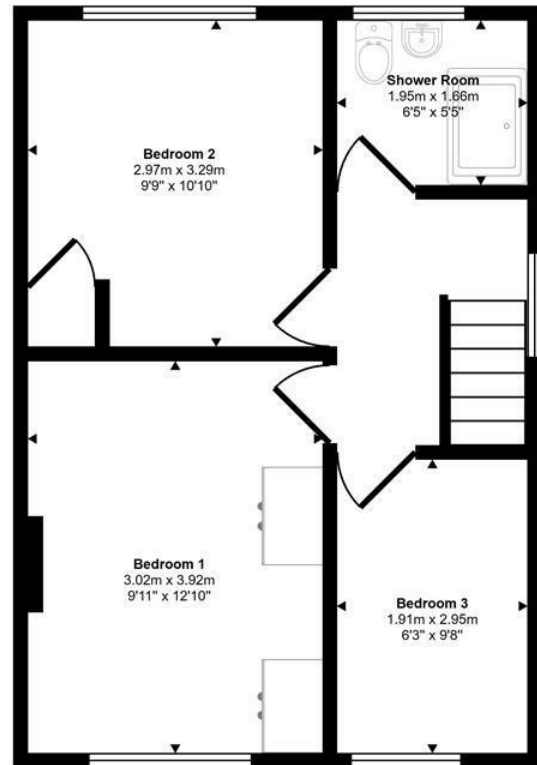
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
76 sq m / 822 sq ft



Ground Floor

Approx 39 sq m / 420 sq ft



First Floor

Approx 37 sq m / 402 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.