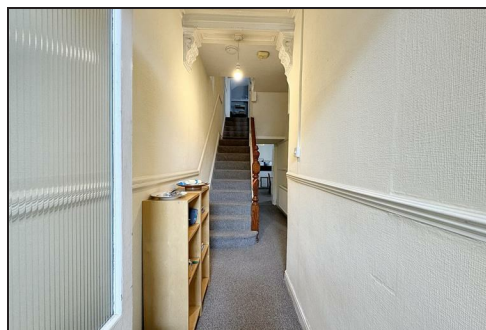


10 Clifton Road Newport



SPACIOUS THREE BEDROOM TERRACED HOME REQUIRING MODERNISATION

- SPACIOUS TRADITIONAL THREE BEDROOM TERRACED HOME
- NICE SIZE KITCHEN
- FRONT AND REAR GARDENS
- WALKING DISTANCE OF CITY CENTRE
- MAJOR ROAD CONNECTIONS CLOSE BY
- TWO RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- REQUIRES MODERNISATION/REFURBISHMENT
- LOCAL AMMENTIES
- NO ONWARD CHAIN

Chain Free £195,000

Tel: 01633 212 666 www.nuttallparker.com

info@nuttparker.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

Clifton Road, Newport, NP20 4EW

Introduction

Offered for sale with no onward chain and occupying this prominent position directly opposite the iconic St. Woolos Cathedral is this larger than average, traditional, bay-fronted family home requiring modernisation, the perfect opportunity for the prospective buyer to make it their own. Amenities are all close by and within easy walking distance of Newport City Centre, bus stops, reputable schools as well as the M4 motorway being a short drive away.

Built in the early 1900s, the property possesses some of those charming period features you'd expect from a house of this age. Modernisation/refurbishment would be required to bring the property up to a modern standard.

Upon entering the property the inner porch area leads on to the hallway which doors off to a bay-fronted lounge, dining/breakfast room and kitchen. Upstairs, there are three bedrooms and family bathroom then, outside, front and rear gardens.

Tenure

Freehold

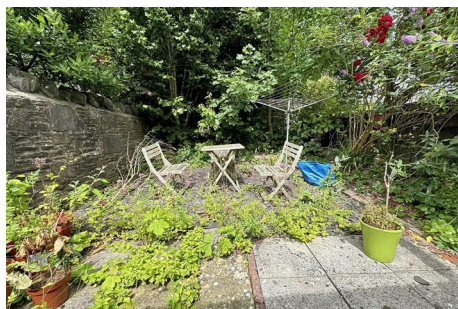
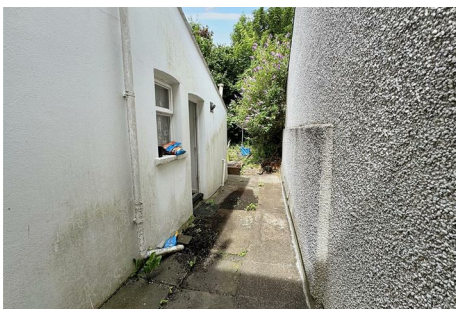
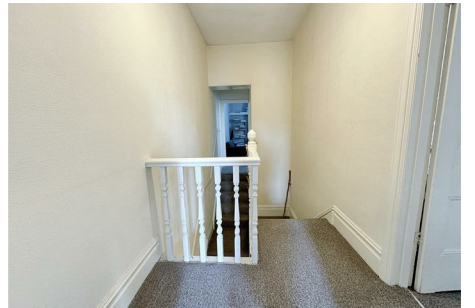
Council Tax

Band D


Viewing

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


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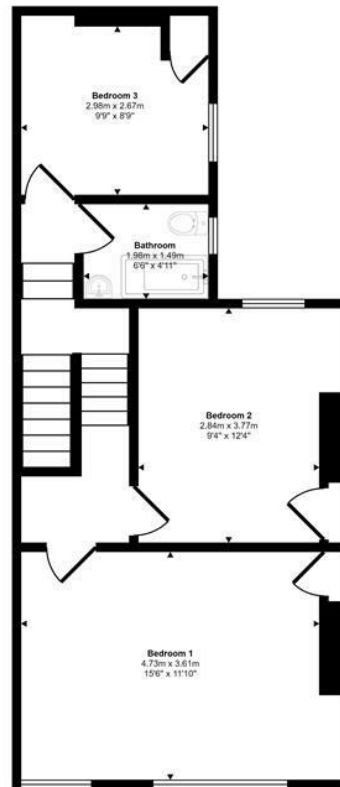
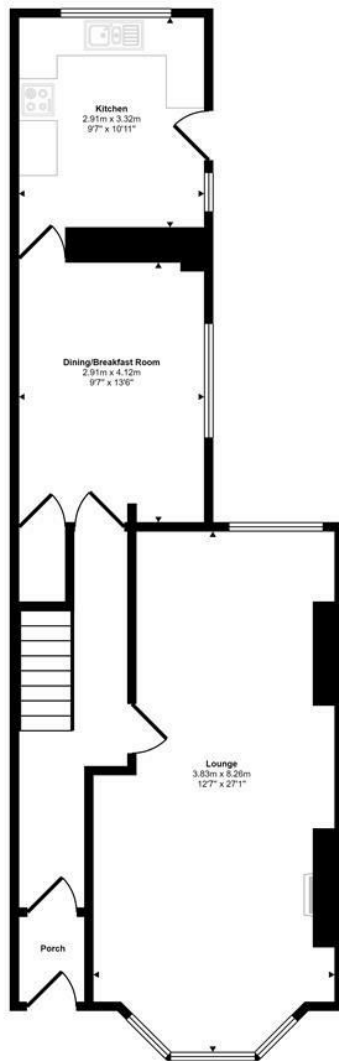
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
115 sq m / 1241 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.