

**8 Otter Close
Bettws
Newport**



THREE BEDROOM SEMI DETACHED HOME IN POPULAR LOCATION

- THREE BEDROOM SEMI DETACHED HOME
- SOME COSMETIC IMPROVEMENTS REQUIRED
- SPACIOUS LOUNGE/DINER
- GALLEY KITCHEN
- MODERN BATHROOM
- FRONT AND REAR GARDENS
- MODERN GAS BOILER AND UPVC DOUBLE GLAZING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- NO ONWARD CHAIN

Chain Free £140,000



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NEWPORT

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Otter Close, Bettws, NP20 7XS

Introduction

NO CHAIN A great opportunity to purchase this spacious semi detached family home situated within the Bettws area of Newport, just minutes from excellent amenities and main road connections. Many of the amenities are within walking distance including local shops, bus stops and well regarded primary and secondary schools as well as the M4 motorway (J26) being a short drive away.

The property is offered to the market with no onward chain and would benefit from some cosmetic improvements, giving the purchaser the opportunity to make it their own. We enter the property from the front into the galley kitchen which leads off to a good sized lounge/diner, three bedrooms and modern family bathroom. The property further features a modern gas combination boiler, uPVC double glazing and front and rear gardens.

Further information can be found below although we recommend a viewing to appreciate the potential this home has to offer.

Council tax

Band B

Tenure

Freehold

Viewing

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


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.

Construction


Please note the property is non traditional construction so we would recommend consulting with your mortgage lender



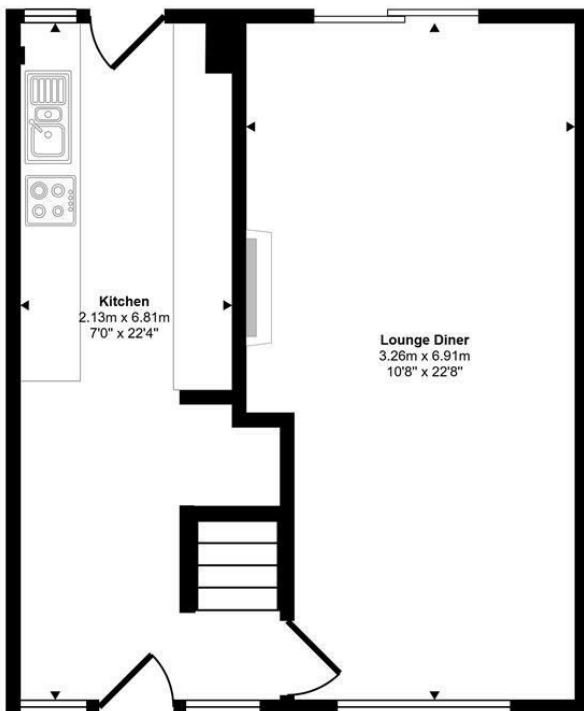
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

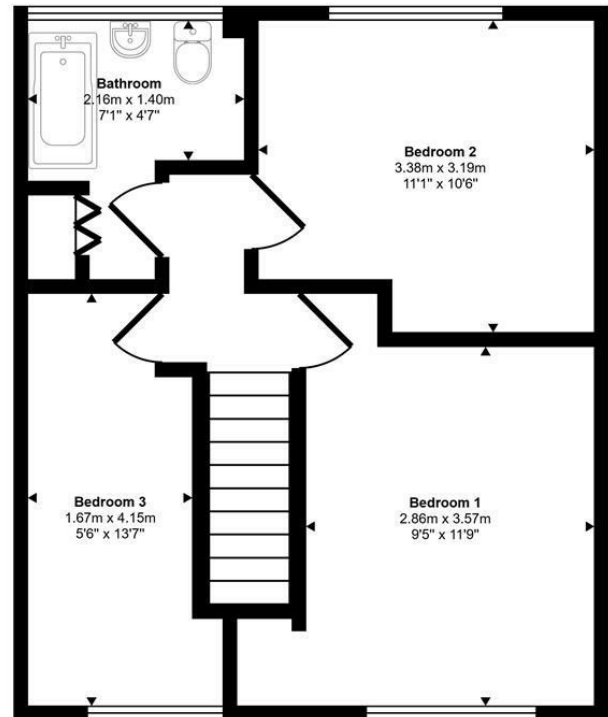
Environmental Impact (CO₂) Rating

	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
77 sq m / 829 sq ft



Ground Floor
Approx 38 sq m / 411 sq ft



First Floor
Approx 39 sq m / 419 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.