



**1 Norfolk Road, Newport, NP19 7SL**

**Price £240,000**

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### Introduction: A Canvas for Your Dreams

Welcome to Norfolk Road, in the heart of St Julians, Newport, where a unique property awaits your creative touch. Offered at £240,000, this three-bedroom semi-detached home presents a fantastic refurbishment opportunity for those looking to personalize their living space. With its development potential and prime location, this property promises both comfort and convenience.

### Property Overview: Potential Meets Location

Located in a vibrant and prosperous area, the property combines the allure of a quiet residential neighborhood with the convenience of city living. The semi-detached house stands as an ideal canvas for those eager to design their dream home. It's not just a building; it's potential waiting to be realized.

### Key Features and Attractions

**Spacious Living Areas:** The ground floor hosts a welcoming reception hall leading to a cozy lounge with a double-glazed bay window to the front and a separate dining room overlooking the garden, each room offering ample natural light and space for family gatherings.

**Practical Kitchen:** A functional kitchen space with rear garden access presents a blank slate for modernization, equipped with essential appliances and storage solutions.

**Comfortable Bedrooms:** Upstairs, three bedrooms offer peaceful retreats from the hustle and bustle of daily life. Each room is well-sized, with the master and second bedroom providing expansive views through large, double-glazed windows.

**Family-Friendly Bathroom:** The family bathroom features a practical layout with an enclosed shower, vanity unit, and essential fixtures, ready to be transformed into a spa-like space.

### Outdoor Living: Garden and Beyond

The property boasts a large rear garden, providing a private and tranquil space for outdoor relaxation and entertainment. The garden's potential is vast, ready for landscaping or as a safe

play area for children. Additionally, the front of the house offers a driveway for off-street parking, enhancing the convenience for families and visitors alike.

### Local Amenities and Connectivity

**Transport Links:** Situated within walking distance to bus routes and a short drive to railway stations, the property ensures easy access to Newport city center and beyond.

**Community Facilities:** From local shops and supermarkets to restaurants and bars, all your daily needs are covered within a short distance. The area also boasts excellent schools, parks, and healthcare facilities, making it an ideal location for families.

**Lifestyle and Recreation:** Enjoy nearby attractions such as cinemas, sports centers, and cultural events that enrich the community life in Newport.

### Investment Potential: Growth and Opportunities

This property is not only a home but an investment in the future. The Newport area continues to benefit from developmental growth, increasing the value of local properties. Whether you're looking to create a family home or seeking a profitable project, this property offers significant potential for capital appreciation.

### Entrance

Enter via door to front elevation

### Reception Hall

Coved ceiling, staircase to the first floor, understair storage cupboard, central heating radiator.

### Cloakroom

Window-to-side elevation, wall-mounted central heating boiler, wash hand basin, WC

### Lounge

12'4" x 11'5" (3.76m x 3.48m)

Double-glazed bay window to front elevation, coved ceiling, central light fitting, central heating radiator.

### Dining Room

12'4" x 11'11" (3.76m x 3.65m)

Double-glazed bay window to rear elevation, coved ceiling, central light fitting, central heating radiator.

### Kitchen

6'5" x 9'5" (1.96m x 2.88m)

Double-glazed window and door to rear elevation, kitchen offering wall and base units with works surface stainless steel sink unit,

### First Floor Landing

Approached via a staircase to the central landing area, access to loft space, window to side elevation.

### Bedroom One

11'5" x 12'6" (3.48m x 3.83m)

Double glazed window to front elevation, coved ceiling, central light fitting, built-in cupboards to alcoves, central heating radiator

### Bedroom Two

12'0" x 12'6" (3.66m x 3.83m )

Double-glazed window to rear elevation, coved ceiling, central light fitting, central heating radiator.

### Bedroom Three

6'5" x 8'6" (1.97m x 2.60m)

Double-glazed window to front and side elevation, coved ceiling, central light fitting, central heating radiator.

### Bathroom

6'3" x 5'8" (1.91m x 1.74m)

Window to rear elevation, central light fitting, enclosed shower cubicle with electric shower, vanity unit with inset wash hand basin, w.c. central heating radiator, tiled walls.

### Front Garden

Open plan with parking facilities

### Side Garden

Timber gate, offering access via a pathway to the rear garden

### Rear Garden

Enclosed rear garden of a good size laid to lawn, garden shed.

### Tenure

We have been advised by the Vendor that the property is FREEHOLD.

### Council Tax

Band D.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	77
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(19-34) E	
(1-30) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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