



23 Bloomfield Road, Blackwood, NP12 1QB
Asking Price £150,000

****NO ONWARD CHAIN** **CLOSE TO TOWN CENTRE** **IN NEED OF MODERNISATION****

Nestled on Bloomfield Road in the charming town of Blackwood, this SPACIOUS MID TERRACE PROPERTY presents a wonderful opportunity for those looking to create their dream home. With THREE BEDROOMS and TWO RECEPTION ROOMS this property offers ample space for families or individuals seeking comfort and versatility.

The layout of the house is practical, with the reception rooms providing a perfect setting for relaxation or entertaining guests. The modern family shower room is conveniently located on the first floor. The property does require modernisation, allowing you the chance to personalise and enhance the space to suit your tastes and lifestyle. The property also benefits from a cellar and the ability to park at the rear if required. Conveniently located close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. This prime location ensures that everything you need is just a short stroll away, making it an ideal choice for those who appreciate the convenience of urban living.

Whether you are a first-time buyer, a growing family, or an investor looking for a project, this property on Bloomfield Road is brimming with potential. With a little vision and effort, you can transform this house into a beautiful home that reflects your personal style. Don't miss the chance to explore the possibilities that await in this delightful Blackwood residence.

EPC RATING:
COUNCIL TAX BAND: C



70 Tredgar Street Risca NP11 6BW
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ENTRANCE

Enter through a double glazed front door.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, tiled floor.

LIVING ROOM

9'5" x 12'4" (2.88 x 3.76)

Double glazed window to the front, fireplace, central heating radiator, picture rail.

DINING ROOM

13'1" x 11'11" (4.00 x 3.65)

Double glazed window to the rear, fireplace, central heating radiator, under stairs storage cupboard, picture rail.

KITCHEN

15'7" x 8'8" (4.76 x 2.66)

Fitted with a range of base and wall units, inset stainless steel sink unit, plumbing for automatic washing machine, space for gas cooker, space for fridge/freezer, double glazed window to the side and rear, double glazed door to the side, storage cupboard housing combi boiler, wall mounted gas fire.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, storage cupboard.

BEDROOM ONE

16'2" x 10'0" (4.93 x 3.06)

Two double glazed windows to the front, central heating radiator, cast iron fireplace,

BEDROOM TWO

11'9" x 10'4" (3.60 x 3.15)

Double glazed window to the rear, central heating radiator, cast iron fireplace.

BEDROOM THREE

10'0" x 9'7" (3.07 x 2.93)

Double glazed window to the rear, central heating radiator.

SHOWER ROOM

6'6" x 5'6" (1.99 x 1.68)

Modern double shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, obscure double glazed window to the side, walls and floor fully tiled.

OUTSIDE

FRONT: Forecourt to front

REAR: Steps down to lawned rear garden with cellar and gated access to rear lane (parking in lane with potential to create off road parking)

TENURE

We have been advised freehold

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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

