

12 Albert Avenue
Newport NP19 8FF



Ref: PRC13165

£170,000

A fantastic opportunity to purchase a 2 bedroom mid terraced property in a popular residential area of Newport, offering excellent potential for a buyer looking to put their own stamp on a home. The property benefits from a rear courtyard style garden and well-proportioned accommodation.

Although some works are required to complete the refurbishment it offers plenty of scope to create a comfortable and attractive home.

Viewing is highly recommended.

Introduction

We are pleased to offer for sale this 2 bedroom mid terraced property located in the Maindee area of Newport with access to all local amenities, pubs, local primary schools and excellent road links to the city centre, railway station and the M4.

The property only requires some works that have been started to be finished to make this a lovely family home with all local amenities on your doorstep.

The property comprises;- lounge, kitchen, dining room, 2 bedrooms, 1 bathroom & 1 shower room.

To the rear a courtyard style low maintenance rear garden.

Highly recommended for viewing.

Entrance

Via composite front door into;-

Porch area

Solid wood glazed door into;-

Hallway

Period features, plastered finish to walls, period coving, stairs to first floor, plastered walls, decorative dado rail, central heating radiator, under stairs storage. Door off to;-

Lounge (13' 02" x 13' 02") or (4.01m x 4.01m)

Double glazed oak sash style windows, plastered walls and ceiling & decorative coving. Inset wrought iron fire with wooden surround and tiled hearth. Built in storage and shelving to both alcoves.

Kitchen (9' 10" x 9' 03") or (3.00m x 2.82m)

Ceramic tiled floors plastered walls and ceiling, decorative coving & tiled splash backs. The kitchen is fitted with a range of wall and base units, food preparation work surfaces, one and half stainless steel sink, drainer and mixer tap. Upvc double glazed window overlooking the courtyard garden, central heating radiator, plumbing and space for washing machine & space for fridge / freezer . Integrated Bosh induction hob and oven.

Dining Room (14' 08" x 10' 07") or (4.47m x 3.23m)

Plastered finish to walls and ceiling, decorative coving, feature wooden fire surround & tiled floor. Two upvc double glazed windows overlooking the rear courtyard garden and door off to fitted storage cupboard

Storage space

Storage area with hardwood door to rear garden.

Courtyard garden

Enclosed and laid to patio.

First Floor Landing

Plastered finish to walls & ceiling. Storage cupboard, loft access & doors off to all rooms.

Bedroom 1 (17' 0" x 12' 07") or (5.18m x 3.84m)

Fitted bank of wardrobes to one walls with sliding mirrored doors. Plastered finish to walls and ceiling, decorative picture rail, central heating radiator, original floorboards & two hardwood double glazed sash style windows to front.

Bedroom 2 (9' 02" x 10' 06") or (2.79m x 3.20m)

Plastered finish to walls and ceiling, decorative dado rail, storage cupboard, central heating radiator. Upvc double glazed window to rear.

Bathroom (10' 04" x 8' 08") or (3.15m x 2.64m)

Before conversion this would have been bed 3. Tiled floor, plastered finish to wall and ceiling & upvc obscured double glazed window. Low level wc, wash hand basin with storage below and panelled bath with telephone style mixer taps, tiling to splash backs, central heating radiator & airing cupboard.

Shower Room

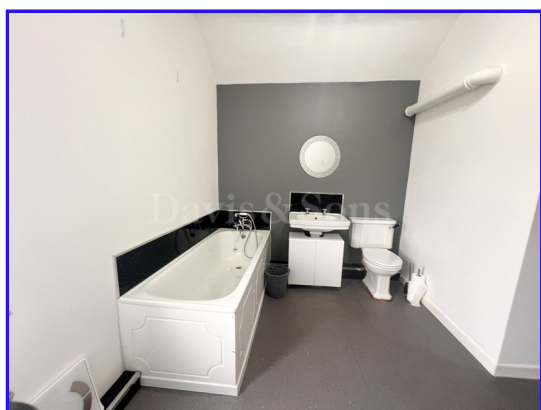
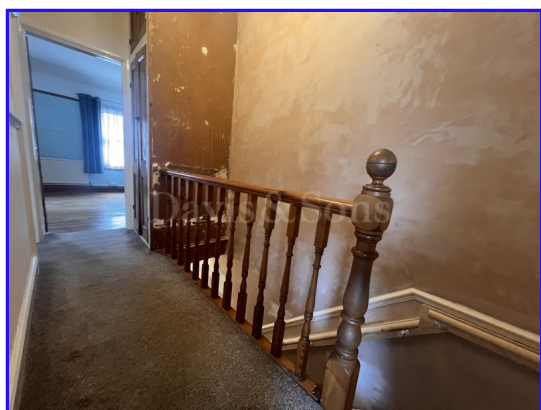
Modern panelling to all walls, laminate flooring, obscured upvc double glazed window. Corner walk in shower cubicle with mains shower over. Storage cupboard housing Worcester combination boiler & chrome towel rail.

Tenure

We are advised that the property is Freehold. Although prospective purchasers should verify this with their solicitors.

Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		



PLEASE NOTE: All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.