

## 27 Hampshire Crescent Newport



### EXTENDED SEMI DETACHED FAMILY HOME WITH GARAGE

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- EXTENDED TO THE GROUND FLOOR
- LOVELY MATURE GARDEN
- DRIVEWAY AND SINGLE GARAGE
- GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY

**Chain Free £250,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

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## **Hampshire Crescent, Newport, NP19 4QP**

### **Introduction**

A fantastic opportunity to purchase this well maintained and extended semi detached family home situated within this sought-after 1960's-built development just off Nash Road, offering easy access to excellent amenities and major road connections. Well regarded schools, bus stops and shops are all within walking distance as well as the A48 and M4 being a short drive away, both providing an easy commute to neighbouring cities.

The property features various ground floor extensions providing additional living space. As we enter into the porch, we continue into the main hallway which leads off to an open lounge/diner, kitchen/breakfast room, shower room and utility room then, upstairs, three good sized bedrooms and family bathroom.

Outside, the frontage offers off road parking and, to the rear, a lovely mature private garden with access into the detached single garage

### **Tenure**

Freehold

### **Council tax**

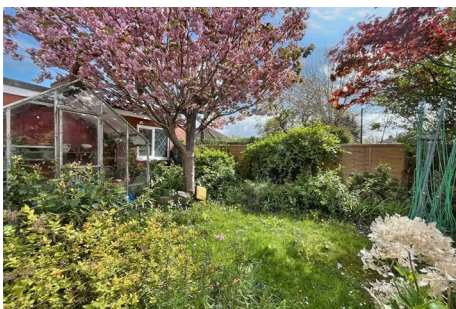
Band E

### **Viewing**

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


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
98 sq m / 1059 sq ft



**Ground Floor**  
Approx 61 sq m / 654 sq ft

**First Floor**  
Approx 38 sq m / 405 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.