

23 Walford Street Newport



GOOD SIZED BAY-FRONTED TWO BEDROOM HOME IN POPULAR LOCATION

- TRADITIONAL BAY-FRONTED TERRACED HOME
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- MODERN GAS BOILER
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO EXCELLENT AMENITIES
- M4 MOTORWAY JUST AROUND THE CORNER
- WOULD BENEFIT FROM IMPROVEMENT

Chain Free £135,000

Tel: 01633 212 666 **www.nuttallparker.com**

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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.

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Walford Street, Newport, NP20 5PH

Introduction

A traditional, bay-fronted terraced family home situated on Walford Street, just off Malpas Road, offering generous room proportions and excellent potential to improve. Amenities and major road connections are all close by including bus stops, local shops, well regarded schools as well as the M4 motorway being less than 1/4 mile away (J26).

Entering the property into the hallway, doors lead off to two good sized reception rooms and kitchen then, upstairs, two double bedrooms and modern family bathroom. Outside, the front features a pleasant fore-court area ideal for bins and potted plants then, to the rear, an enclosed garden.

It's evident the property requires some modernisation however there really is good potential to make this a lovely family home or buy-to-let investment. Further information can be found below

Tenure

Freehold

Council tax

Band C


Viewing

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

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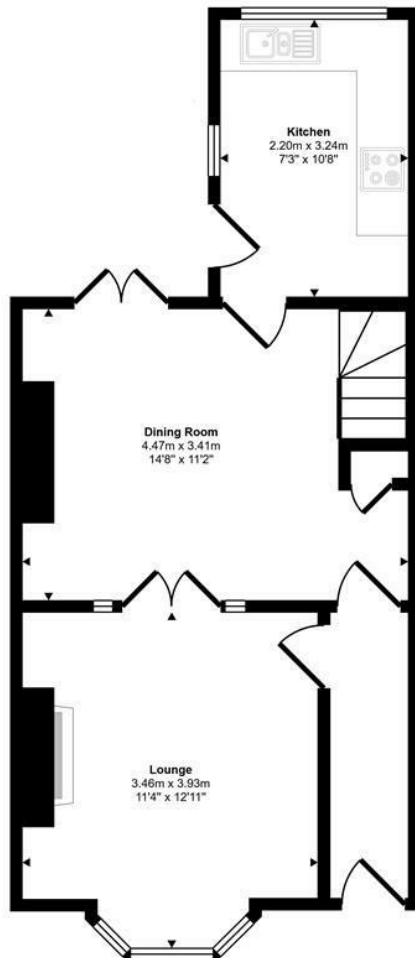
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(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	

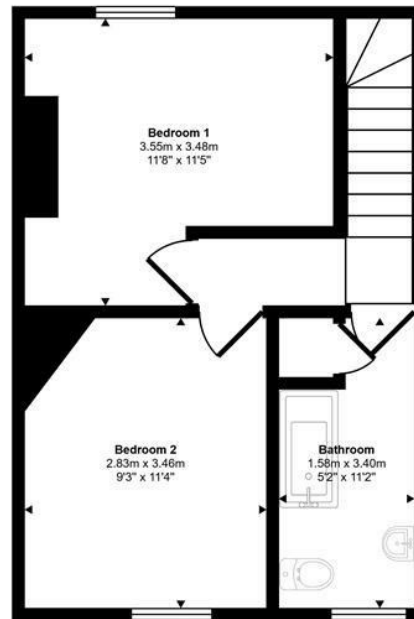
Environmental Impact (CO₂) Rating

	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
71 sq m / 766 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 32 sq m / 341 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.