

**10 Clifton Road
Newport**



SPACIOUS THREE BEDROOM TERRACED HOME REQUIRING MODERNISATION

- SPACIOUS TRADITIONAL THREE BEDROOM TERRACED HOME
- NICE SIZE KITCHEN
- FRONT AND REAR GARDENS
- WALKING DISTANCE OF CITY CENTRE
- MAJOR ROAD CONNECTIONS CLOSE BY
- TWO RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- REQUIRES MODERNISATION/REFURBISHMENT
- LOCAL AMMENTIES
- NO ONWARD CHAIN

Chain Free £195,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

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02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Clifton Road, Newport, NP20 4EW

Introduction

Offered for sale with no onward chain and occupying this prominent position directly opposite the iconic St. Woolos Cathedral is this larger than average, traditional, bay-fronted family home requiring modernisation, the perfect opportunity for the prospective buyer to make it their own. Amenities are all close by and within easy walking distance of Newport City Centre, bus stops, reputable schools as well as the M4 motorway being a short drive away.

Built in the early 1900s, the property possesses some of those charming period features you'd expect from a house of this age. Modernisation/refurbishment would be required to bring the property up to a modern standard.

Upon entering the property the inner porch area leads on to the hallway which doors off to a bay-fronted lounge, dining/breakfast room and kitchen. Upstairs, there are three bedrooms and family bathroom then, outside, front and rear gardens.

We have been made aware that there are covenants in place on this property, for further information please contact the office and speak to a member of the sales team for further information.

Tenure

Freehold

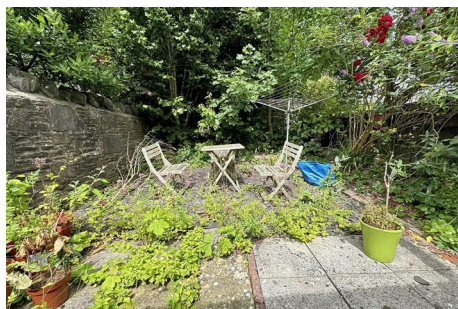
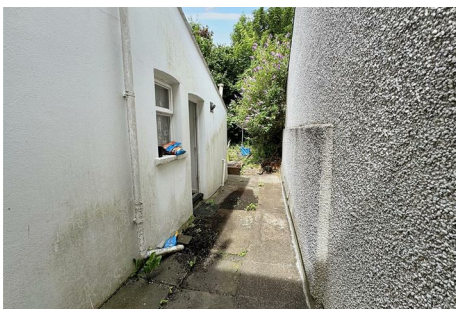
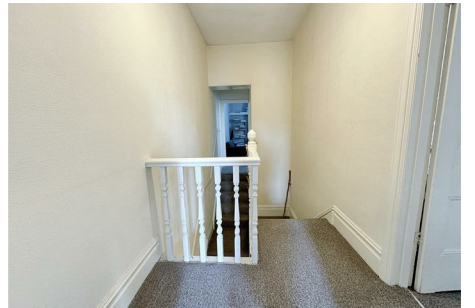
Council Tax

Band D


Viewing

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


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.



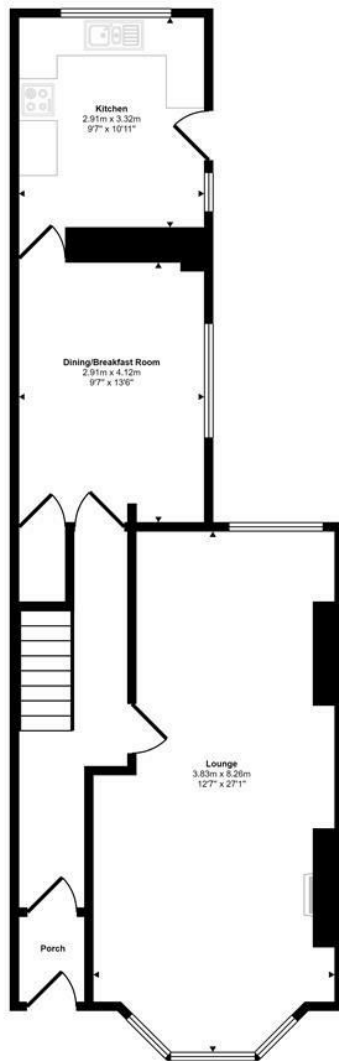
Energy Efficiency Rating

	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		
	47	86
England & Wales	EU Directive 2002/91/EC	

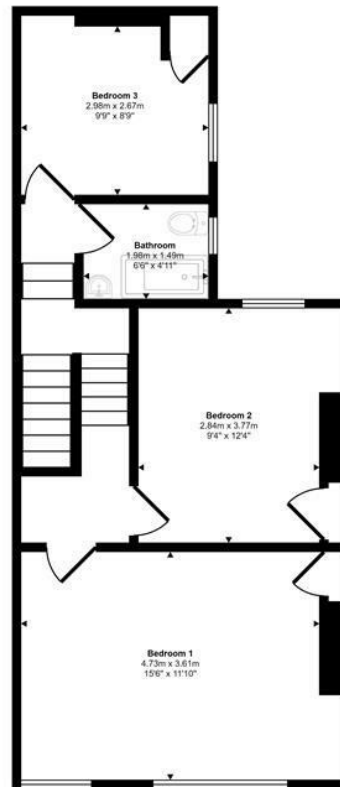
Environmental Impact (CO₂) Rating

	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
115 sq m / 1241 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 52 sq m / 560 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.