

**1a Vicarage Hill
Newport**



SPACIOUS FOUR BEDROOM FAMILY HOME NEAR CITY CENTRE

- SPACIOUS FAMILY HOME REQUIRING SOME IMPROVEMENT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- PLEASANT FRONT TERRACE
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY

Chain Free £265,000



CARDIFF

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NEWPORT

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Vicarage Hill, Newport, NP20 4EB

Introduction

A fantastic and rare opportunity to purchase this spacious detached family home, offered for sale with no onward chain, situated just off Stow Hill benefitting from easy access to excellent amenities and major road connections. Within walking distance there are plenty of amenities including Newport City Centre, Royal Gwent Hospital, bus stops and well regarded schools as well as the M4 motorway being a short drive away.

The property is offered to the market with no onward chain and would benefit from some cosmetic improvements throughout. The rooms are spacious, well proportioned and offer plenty of space for the family to enjoy.

Upon entering the property, we are welcomed into a good sized hallway with doors off to two reception rooms, a kitchen/breakfast room with adjoining utility room and WC. Upstairs, the landing leads off to four bedrooms and family bathroom.

Outside, there is a driveway leading to a single garage which features power and lighting as well as a pedestrian door to the rear. The front terrace is laid to patio and decking and enjoys far-reaching views of Newport's iconic Transporter Bridge.

Further information can be found below

Tenure

Freehold

Council tax

Band E


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.

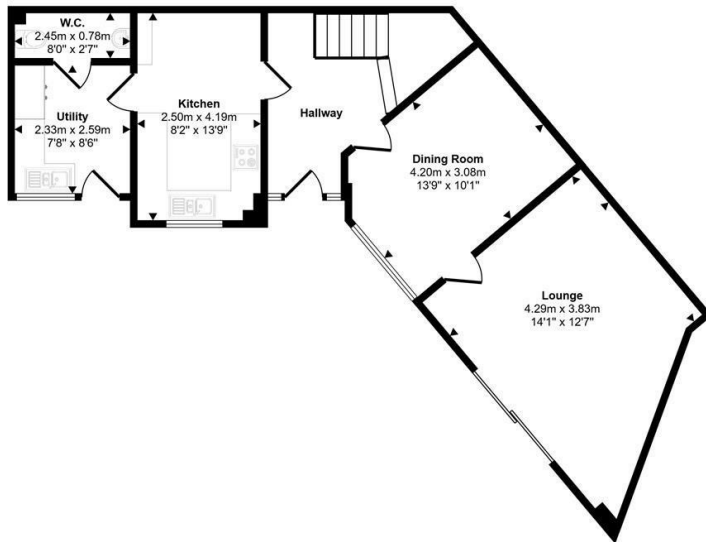


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(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	

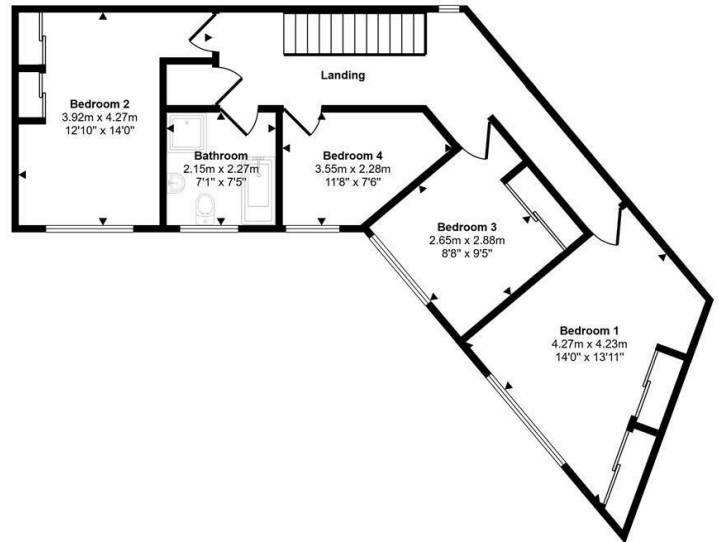
Environmental Impact (CO₂) Rating

	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	



Ground Floor
Approx 63 sq m / 676 sq ft

Approx Gross Internal Area
131 sq m / 1407 sq ft



First Floor
Approx 68 sq m / 731 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.