



## 12 Downing Street Newport



### TRADITIONAL MID-TERRACED HOME REQUIRING SOME MODERNISATION

- NO ONWARD CHAIN
- TWO BEDROOM TERRACED HOME
- GROUND FLOOR SHOWER ROOM/WC, FIRST FLOOR WC
- TWO RECEPTION ROOMS
- NEWLY REPLACED ROOF
- MODERN GAS COMBINATION BOILER
- UPVC DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- NEAR TO AMENITIES AND ROAD LINKS
- EXCELLENT POTENTIAL

**Chain Free £135,000**



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# **Downing Street, Newport, NP19 0JJ**

## **Introduction**

A fantastic opportunity to purchase this traditional, mid-terraced family home situated just off Somerton Road on the East side of Newport, offered for sale with no onward chain and benefitting from close proximity to amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools as well as the M4 and A48 both being a short drive away, providing an easy commute to neighbouring towns and cities.

The property has been owned by the same family since the early 1930s and has been well maintained, although some cosmetic modernisation would be required for the property to meet its full potential. Some of the recent updates include a new roof, a modern gas combination boiler and good uPVC double glazed windows.

On entering the property, we are welcomed into the hallway which leads off to two reception rooms, kitchen and a small shower room/WC then, upstairs, two bedrooms and WC. Outside, the rear garden is accessed from the kitchen and features a good sized garden which is mainly laid to grass.

## **Tenure**

Freehold

## **Council tax**

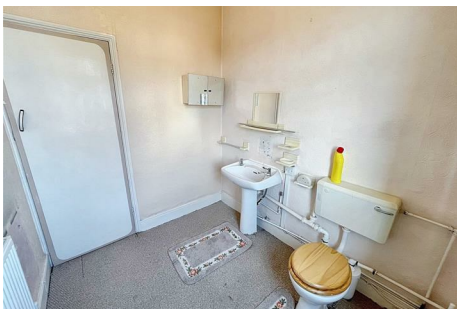
Band B

## **Viewing**

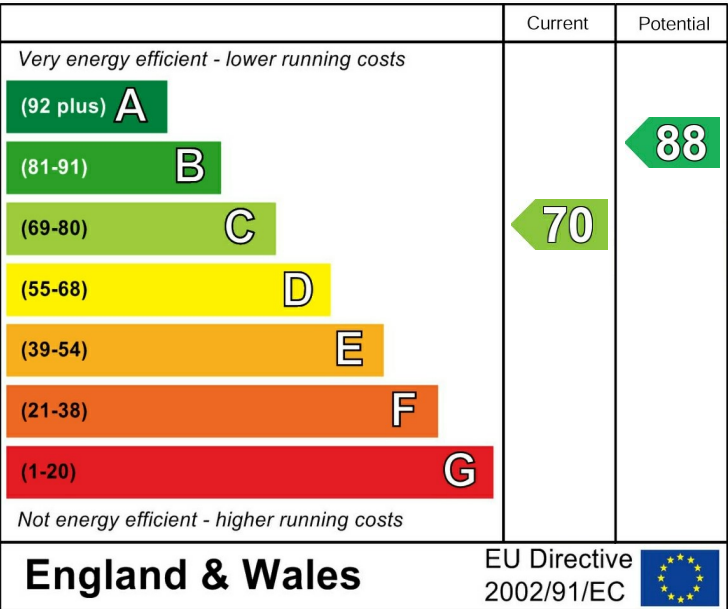
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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.

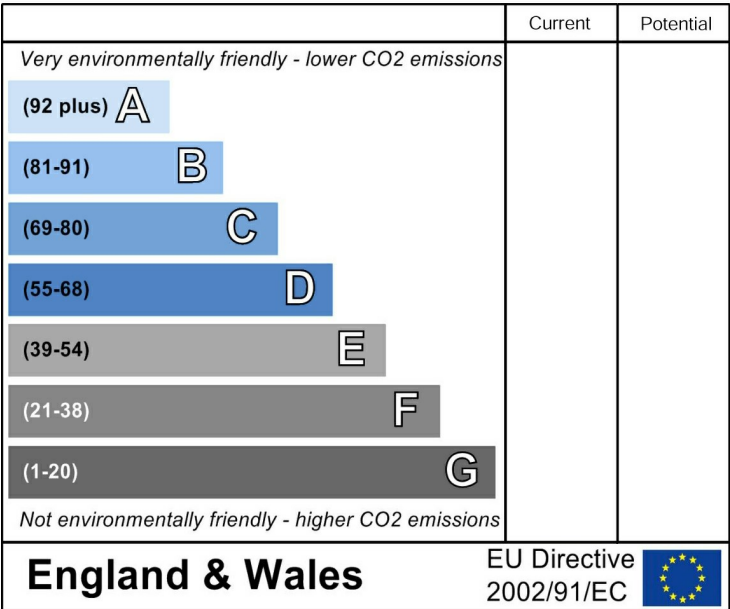




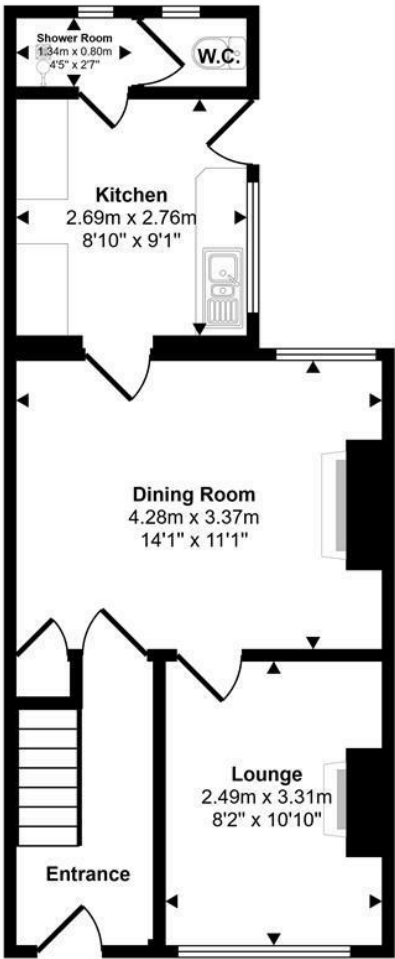
# Energy Efficiency Rating



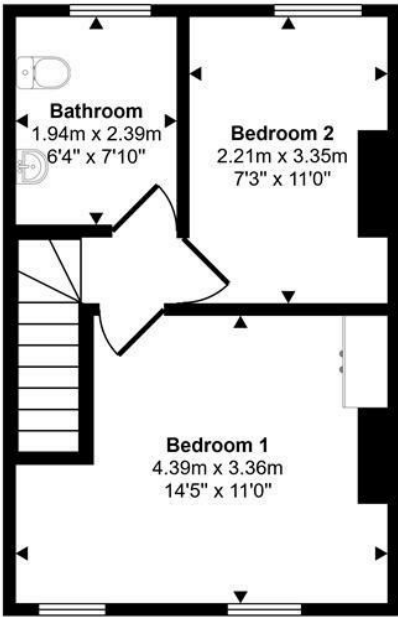
# Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
70 sq m / 753 sq ft



Ground Floor  
Approx 40 sq m / 432 sq ft



First Floor  
Approx 30 sq m / 322 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.