

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



CARDIFF

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

info@james-douglas.co.uk
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

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.



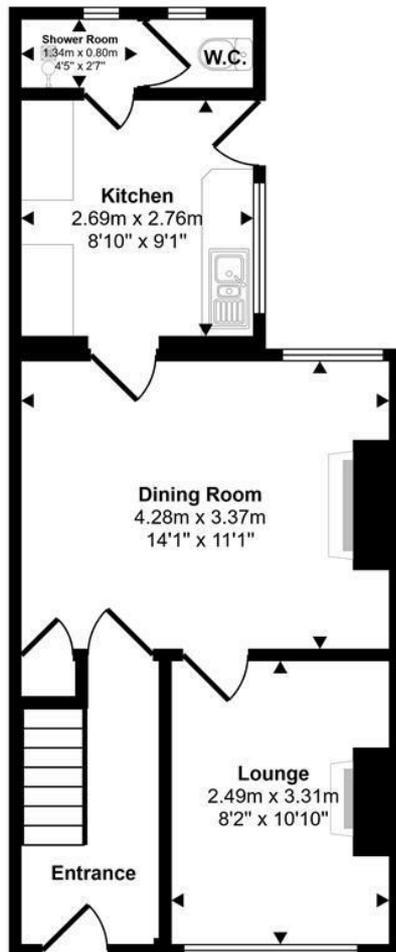
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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	

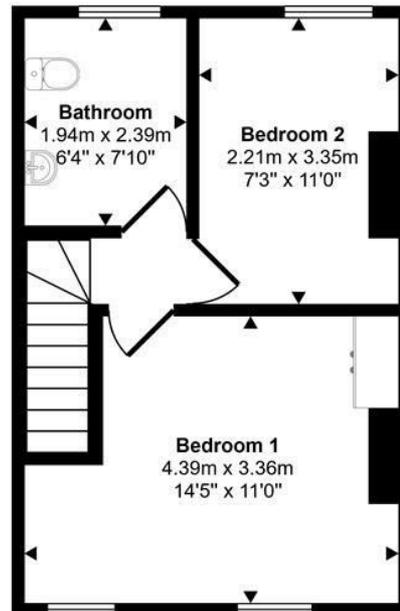
Environmental Impact (CO₂) Rating

	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
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.