



## 12 Bond Street Newport



### TWO BEDROOM MID-TERRACED HOME REQUIRING MODERNISATION

- NO ONWARD CHAIN
- TWO BEDROOM MID TERRACED HOME
- OPEN PLAN LOUNGE/DINER
- KITCHEN WITH LARGE STORE CUPBOARD
- GROUND FLOOR BATHROOM
- REAR GARDEN
- MODERN GAS BOILER AND UPVC DOUBLE GLAZING
- REQUIRING MODERNISATION/REFURBISHMENT
- NEAR TO AMENITIES AND ROAD LINKS
- EXCELLENT POTENTIAL

**Chain Free £125,000**



#### 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

## **Bond Street, Newport, NP19 7AE**

### **Introduction**

Offered for sale with no onward chain and requiring refurbishment is this pleasant two bedroom mid-terraced home situated in Riverside, just off Clarence Place, offering easy access to excellent amenities and main road communications. Within walking distance there are local shops, bus stops and Newport City Centre as well as well regarded schools and the train and bus station. The M4 motorway and A48 are both close by too, providing an easy commute to neighbouring towns and cities.

The property is offered to the market with no onward chain and would benefit from some modernisation and refurbishment, making it the ideal purchase for those looking to make it their own.

On entering, we are welcomed into the hallway which leads off to an open plan lounge/diner, fitted kitchen with large store cupboard and family bathroom then, upstairs, two double bedrooms. The rear garden is enclosed and also has potential to be transformed into a lovely outside space.

Further benefits including uPVC double glazing and a modern gas combination boiler

### **Tenure**

The property is currently unregistered but is in the process of being registered. We are advised that the property is freehold.

### **Council tax**

Band B

### **Boundaries**


All boundaries should be confirmed by your solicitor


### **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.



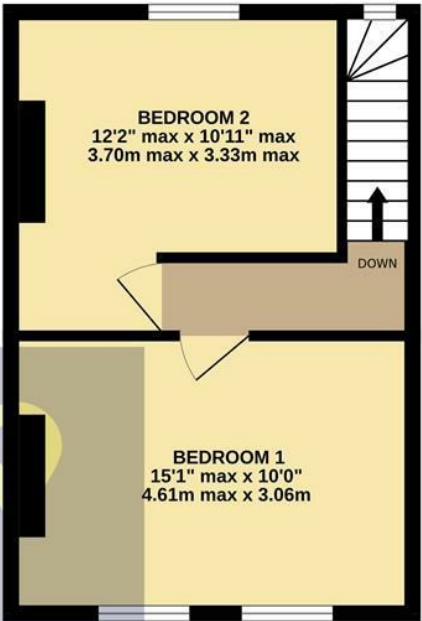
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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