

## 10 Ombersley Road Newport



**\*NO CHAIN\* - A SUBSTANTIAL END TERRACED HOME IN NEED OF FULL MODERNISATION**

- NO CHAIN
- INVESTMENT OPPORTUNITY
- IN NEED OF FULL RENOVATION
- SUBSTANTIAL 3 STOREY END TERRACED HOME
- EXTENSIVE LIVING ACCOMMODATION
- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- REAR GARDEN WITH GARAGE
- WALKING DISTANCE TO SHOPS, BUS STOPS AND CITY CENTRE
- EXCELLENT ROAD LINKS CLOSE BY

**£224,950**

# Ombersley Road, NP20 3EE

## Introduction

A fantastic opportunity to purchase this substantial end terraced 3 storey home on Ombersley Road, in need of full modernisation and refurbishment. The property would be the ideal purchase for someone looking to buy somewhere to put their own stamp on it, or purchase for conversion (subject to the relevant planning permissions).

The living accommodation spans over 3 floors and offers generous room proportions as well as many original features. Upon entering, you are welcomed into the main entrance hallway which leads off to 3 reception rooms and the kitchen space as well as a small area ideal for a study or utility area. Stairs lead off to the first floor where there are 3 large bedrooms and a bathroom with separate WC, then a further flight of stairs lead off to the second floor where there are 2 additional rooms.

Outside, there is an enclosed garden and a detached single garage.

## GROUND FLOOR

Reception room 1 (front) 17'11" into bay x 13'5" max (5.47 into bay x 4.10 max)

Reception room 2 14'6" max x 12'2" max (4.43 max x 3.73 max)

Reception room 3

Kitchen 11'1" x 7'4" (3.40 x 2.26)

Study/storage 7'4" x 4'7" (2.25 x 1.40)

## FIRST FLOOR

Bedroom 1 18'10" max x 17'11" into bay (5.76 max x 5.47 into bay)

Bedroom 2 12'0" max x 14'6" max (3.67 max x 4.43 max)

Bedroom 3 13'10" x 11'3" max (4.22 x 3.43 max)

Bathroom 7'4" x 7'4" (2.25 x 2.24)

Separate WC 7'4" x 2'9" (2.24 x 0.85)

## FIRST FLOOR

Additional living space (rear) 12'5" x 9'5" (3.81 x 2.88)

Additional living space (front) 18'11" max x 12'1" (5.77 max x 3.70)

## Tenure

We are advised the property is freehold

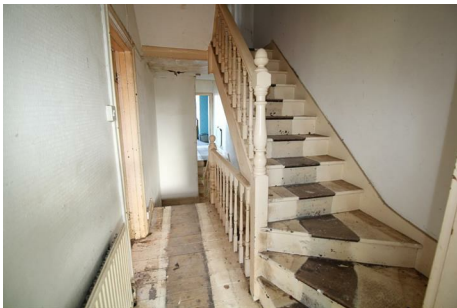
## Services

We are advised all services are connected

## Viewings


To register your interest or to book a viewing please call Nuttall Parker on 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	