

7 Clifton Road Newport



IMPRESSIVE THREE BEDROOM PERIOD HOME IN SOUGHT AFTER LOCATION

- ATTRACTIVE POSITION CLOSE TO ST WOOLOS CATHEDRAL
- WITHIN EASY REACH OF ALL CITY CENTRE AMENITIES AND ROAD COMMUNICATIONS
- MANY ATTRACTIVE CHARACTER FEATURES
- SPACIOUS LOUNGE WITH PERIOD FIREPLACE
- SITTING ROOM
- SEPARATE DINING ROOM
- WELL PROPORTIONED FITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- ATTRACTIVE GARDENS TO FRONT AND REAR
- VIEWING ESSENTIAL

£230,000

7 Clifton Road, Newport - NP20 4EW

Introduction

Nuttall Parker are delighted to offer for sale this tastefully improved and well presented three bedroom home located opposite St Woolos Cathedral in a sought after West Side position. The property is ideally located within easy of City Centre amenities, Newport Railway station and road communications at Junction 27 of the M4 motorway.

The property retains an attractive selection of character features and enjoys light and airy living space. The ground floor accommodation extends to entrance lobby, hallway with original tiled floor and staircase to first floor accommodation, spacious lounge with period fireplace and bay window, sitting room with glazed door to garden, separate dining room and spacious fitted kitchen. At first floor level there is a well proportioned landing, impressive main front bedroom, two further bedrooms and family bathroom.

To the front of the property there is an attractive garden with gated pathway leading to entrance door. To the rear there is a patio and lawned garden with borders stocked with shrubs.

This property is of Freehold Tenure and benefits from gas fired central heating with Valliant combination boiler. An early appointment to view is highly recommended to appreciate the quality of accommodation offered.

This comprises in greater detail:

Ground Floor

Entrance Porch

Original entrance door with window over, original tiled floor, original etched glass door opening to:

Hallway

Impressive original tiled floor, coved ceiling, stairs to first floor, central heating thermostat, under stairs storage, central heating radiator, doors opening to:

Lounge 14'9" x 12'5" into alcove (4.50m x 3.78m into alcove)

Large square bay window to front, original fire surround, central heating radiator, coved ceiling, telephone point.

Sitting Room 11'11" x 10'5" (3.65 x 3.20)

UPVC double glazed french door to garden, central heating radiator.

Dining Room 13'7" plus depth of alcove x 9'8" (4.15 plus depth of alcove x 2.96)

Central heating radiator, UPVC double glazed window to side, laminated wood effect flooring, storage cupboard housing Valliant combination gas boiler providing hot water and central heating.

Kitchen 10'10" x 10'1" (3.32 x 3.09)

Range of wall and base units with round edged work surfaces and tiled splash backs, inset electric hob with filter hood above and integrated oven and grill beneath, plumbing for washing machine, stainless steel sink and drainer with swivel mixer tap, plumbing for dishwasher, laminated wood effect flooring, UPVC double glazed window to rear, two UPVC double glazed windows to side, central heating radiator, opaque UPVC double glazed door to outside.

First Floor

Landing

Attractive staircase and balustrade, access to roof space, doors to:

Bedroom 1 16'10" into alcove x 12'0" (5.14 into alcove x 3.66)

Impressive room with original fireplace, central heating radiator, two windows to front, coved ceiling.

Bedroom 2 12'1" x 10'7" into alcove (3.69 x 3.25 into alcove)

Original fireplace, central heating radiator, coved ceiling, UPVC double glazed window to rear.

Bedroom 3 9'10" x 8'6" (3 x 2.60)

Central heating radiator, UPVC double glazed window to rear, UPVC double glazed window to side.

Bathroom 6'8" x 6'1" (2.05 x 1.86)

Panelled bath with tiled surround and mixer tap shower fitting, opaque UPVC double glazed window to side, central heating radiator, pedestal wash hand basin, low level wc.

Outside

To the front of the property there is an attractive garden surround by shrubs with gated pathway leading to front entrance door. To the rear there is a patio and lawned garden with borders stocked with shrubs.

Services

All main services are available to the property.

Tenure

We are advised that the property is Freehold (Solicitors to confirm)

Viewing

By prior appointment with vendors agents Nuttall Parker Newport 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		
(69-80) C		
(55-68) D		61
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

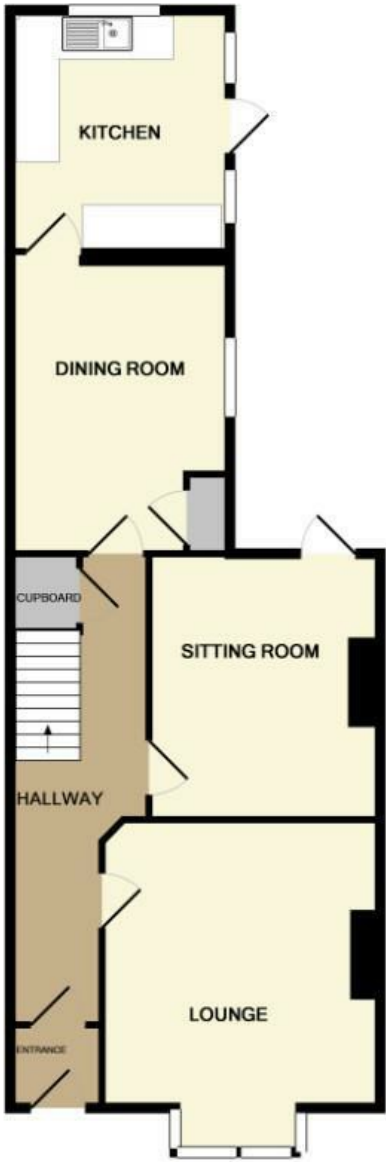


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive
2002/91/EC



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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