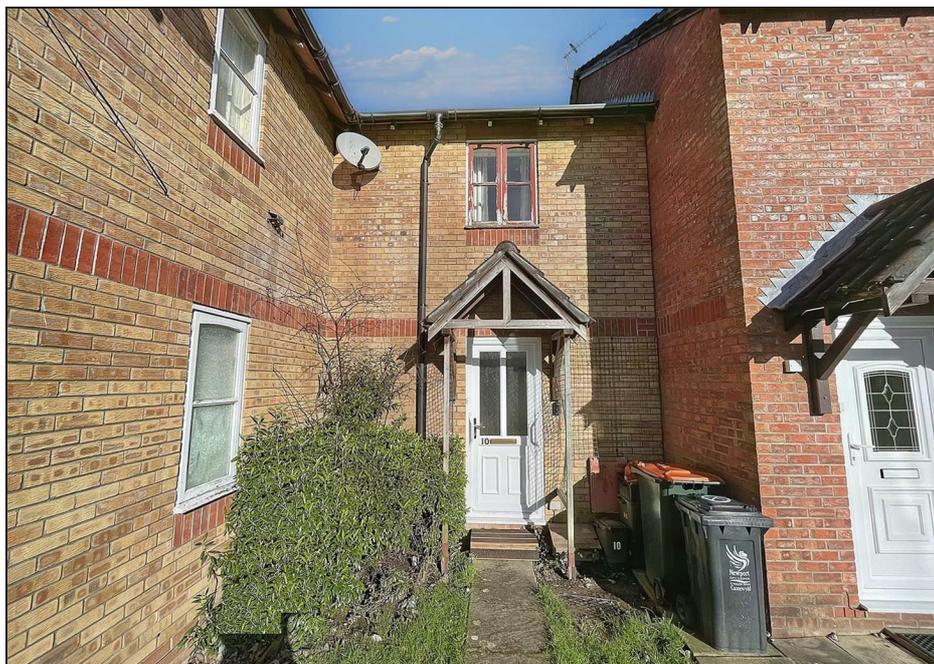


10 Rachel Square Newport



TWO BEDROOM CORNER-TERRACED HOME WITH LARGE GARDEN

- NO ONWARD CHAIN
- TWO BEDROOM CORNER-TERRACED HOME
- WOULD BENEFIT FROM REFURBISHMENT
- KITCHEN LEADING TO LOUNGE/DINER
- FIRST FLOOR ADAPTED SHOWER-ROOM
- ONE ALLOCATED PARKING SPACE
- LARGE REAR GARDEN
- CUL-DE-SAC POSITION
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY

Chain Free £135,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nuttallparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

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.

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Rachel Square, Newport, NP10 8QN

Introduction

A rare opportunity to purchase this corner-terraced home situated in this pleasant and mature housing development in the Duffryn area of Newport, offering easy access to excellent amenities and major road connections. Many amenities are within walking distance including reputable primary and secondary schools, local shops, bus stops and the famous Tredegar House as well as the M4 and A48 both being close by, providing an easy commute to neighbouring cities.

The property was built by Trencherwood Homes c.1992 and has been well maintained over the years however refurbishment would be required in order to bring the property up to a good, modern standard. As we enter the property, we are welcomed into the hallway which leads off to a kitchen and lounge/diner to the ground floor then, upstairs, two bedrooms and shower room.

There is one allocated parking space and a larger than average rear garden with scope to extend the current property and still be left with plenty of outdoor space (subject to relevant planning permissions).

Tenure

Freehold

Council tax

Band C

Viewing

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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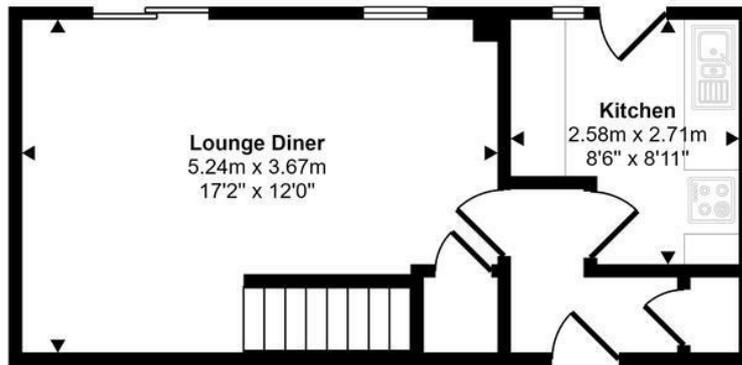
Energy Efficiency Rating

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

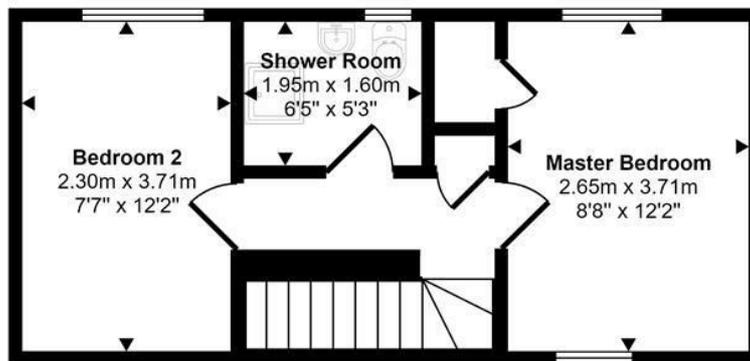
Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 30 sq m / 320 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.