

**12 Leicester Road
Newport**



SPACIOUS SEMI DETACHED FAMILY HOME WITH THREE DOUBLE BEDROOMS

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- GOOD SIZED KITCHEN
- GROUND FLOOR WC
- BATHROOM WITH SEPARATE WC
- DRIVEWAY
- ENCLOSED REAR GARDEN WITH STONE-BUILT SHEDS
- NEAR TO AMENITIES AND ROAD LINKS
- WOULD BENEFIT FROM MODERNISATION

Chain Free £260,000



CARDIFF

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NEWPORT

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01443 485000

Leicester Road, Newport, NP19 7ER

Introduction

A fantastic and rare opportunity to purchase this beautiful, period semi detached family home situated on the popular East side of Newport, offered for sale with no onward chain and benefitting from close proximity to amenities and road links. Within walking distance there are local shops, bus stops and well regarded primary and secondary schools, as well as the M4 motorway being a short drive away providing an easy commute to neighbouring towns and cities.

The property has been lovingly owned by the same family for decades and, whilst it has been very well cared for, some modernisation would be required. It really is a blank canvas with plenty of living accommodation on offer, ideal for those looking to make their own mark on this truly impressive home.

On entering the property, we are welcomed into the hallway which leads off to a generous sized lounge, dining room and breakfast room, as well as a kitchen with pantry and WC. Upstairs, the landing leads off to three DOUBLE bedrooms and family bathroom with separate WC.

Outside, the frontage offers a block-paved driveway providing parking for two cars then, to the rear, an enclosed garden laid to lawn and patio with two stone-built sheds at the end of it.

Viewing really is essential to appreciate what this larger than average home has to offer. The potential is huge, not only to modernise, but to re-configure to provide a more modern, open plan layout.

Tenure

Freehold

Council tax

Band E

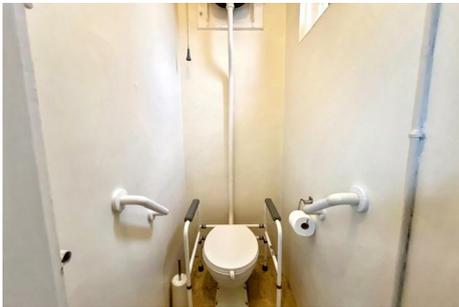
Boundaries

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.



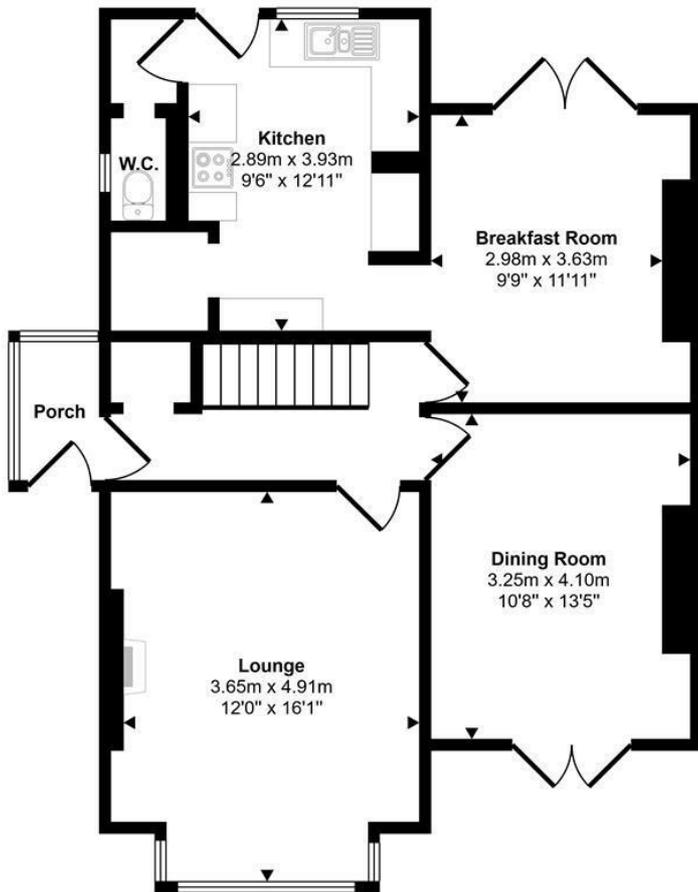
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

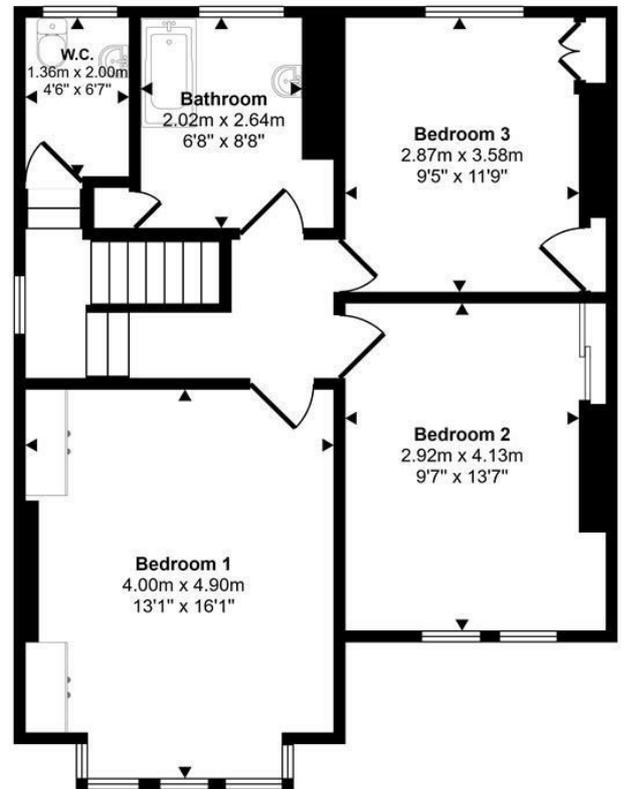
Environmental Impact (CO₂) Rating

| | 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
133 sq m / 1429 sq ft



Ground Floor
Approx 70 sq m / 748 sq ft



First Floor
Approx 63 sq m / 681 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.