



## Rushmere Road, Blackwood, NP12 2EG

Chain Free £185,000

- Semi Detached House
- Three Bedrooms
- Lounge with French Doors
- Front Garden + Large Rear Garden
- Off Road Parking
- In Need of updating
- Ideal First Purchase or Investment
- Dining Area and Kitchen
- Ground Floor WC and Storage
- Chain Free

# Rushmere Road, Blackwood NP12 2EG

Located on Rushmere Road, Pontllanfraith, Blackwood, this semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. With three well-proportioned bedrooms a first floor shower room, ground floor WC and two inviting reception rooms, this property offers ample space for comfortable living. The house features a practical kitchen and dining area, perfect for family meals or entertaining guests. The large garden is a standout feature, providing a wonderful outdoor space for relaxation, gardening, or play. Additionally, the property benefits from off-road parking, ensuring convenience for residents and visitors alike. While the home is in need of some updating, it is a blank canvas ready for your personal touch. The potential to enhance and modernise this property makes it an exciting prospect for those looking to create their ideal living space. Furthermore, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.



Council Tax Band: B





### Entrance Hall

Double glazed entrance door, coved and textured finish to ceiling, papered finish to walls, stairs leading to first floor accommodation.

### Lounge

10'11" max 9'4" min x 17'10" (3.33 max 2.87 min x 5.46)

Double glazed window to front aspect, coved and painted finish to walls and ceiling, fireplace, two radiators, double glazed french doors leading to rear garden.

### Dining Area

11'4" x 10'6" (3.46 x 3.21)

Double glazed window to front aspect, coved and textured finish to ceiling, papered finish to walls, wood block flooring, radiator, open to kitchen.

### Kitchen

14'9" max 11'3" min x 6'11" (4.50 max 3.45 min x 2.12)

Double glazed window to rear aspect, coved and textured finish to ceiling, base and wall units, stainless steel single drainer sink, plumbing for automatic washing machine, wall mounted gas central heating combination boiler, under-stairs alcove, door leading to rear entrance.

### Rear Entrance

Double glazed door leading to outside.

Store Room

WC

### Landing

Double glazed window to rear aspect, coved and painted finish to ceiling, papered finish to walls, radiator.

### Bedroom One

11'1" x 11'6" (3.39 x 3.51)

Double glazed window to front aspect, coved and textured finish to ceiling, painted finish to walls, shelved cupboard, radiator.

### Bedroom Two

13'1" into recess 11'5" x 9'0" (3.99 into recess 3.50 x 2.75)

Double glazed window to front aspect, textured finish to ceiling, papered finish to walls, radiator.

### Bedroom Three

8'6" x 8'4" (2.60 x 2.55)

Double glazed window to rear aspect with views, textured finish to ceiling, radiator.

### Shower Room

8'1" x 5'8" (2.48 x 1.75)

Double glazed window to rear aspect with obscured glass, upvc cladding to walls, textured finish to ceiling, shower enclosure with shower, pedestal wash hand basin, low level WC, radiator, cupboard.

### Outside

#### Front Garden

A garden with lawn and storm porch, gated access to rear garden.

#### Rear Garden

A large rear garden with paved seating area with steps leading to large garden with grass, cold water tap and outside store.

#### Off Road Parking

A driveway located to the front of the property offering parking for one car.











## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

