



**20 Laburnum Close, Rogerstone, Newport.  
NP10 9JQ  
£250,000  
Tenure Freehold**

- GUIDE PRICE £250,000 - £260,000
- WELL PRESENTED SEMI DETACHED HOUSE
- 3 BEDROOMS
- MODERN KITCHEN/DINING ROOM
- LIVING ROOM
- GROUND FLOOR W/C
- FIRST FLOOR BATHROOM
- GARAGE & DRIVEWAY
- BASSALEG SCHOOL CATCHMENT AREA
- SOUGHT AFTER ROGERSTONE AREA



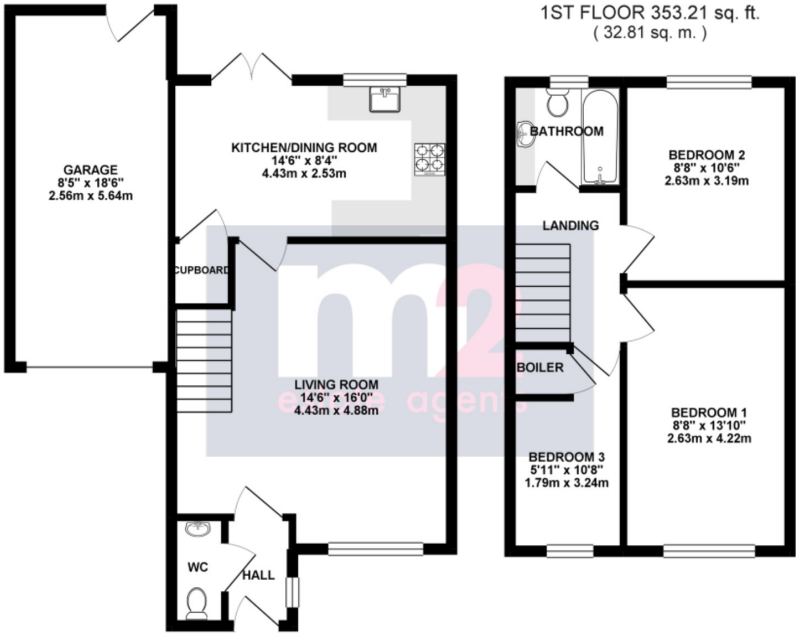
**\*GUIDE PRICE £250,000-£260,000\* 3 BEDROOM, SEMI DETACHED HOUSE IN HIGHLY SOUGHT AFTER LOCATION WITH KITCHEN/DINING ROOM, LIVING ROOM, FLAT REAR GARDEN, GARAGE & DRIVEWAY WITHIN BASSALEG SCHOOL CATCHMENT AREA\***

Situated in the sought after Rogerstone area on the West side of Newport is this extremely well presented three bedroom, semi detached house. Located close to all local amenities, supermarkets, popular primary schools and within the current, sought after Bassaleg Comprehensive School catchment area, walking distance to Rogerstone Railway Station with direct lines to Cardiff whilst also having the easiest of access to junctions 27 & 28 of the M4 making it ideal for commuting. Offering living accommodation briefly comprising to the Ground Floor: Entrance Hallway, Cloakroom, Living Room & Kitchen/Dining Room with French doors opening to the rear garden. On the First Floor are Three Bedrooms and a Bathroom. Outside to the front is a driveway providing off road parking leading to a single garage and to the rear is a good size, level garden with 2 decking seating areas leading to lawn area with rear door into garage.

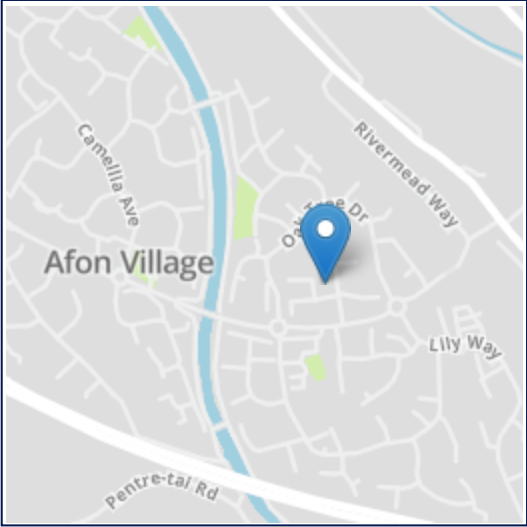
The property further benefits from having upvc double glazing throughout, a gas boiler and viewing is highly advised by the agents. Services:  
Council Tax Band:



GROUND FLOOR 533.53 sq. ft.  
( 49.57 sq. m. )



TOTAL FLOOR AREA : 886.75 sq. ft. ( 82.38 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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