



45 Lavender Way, Rogerstone, Newport.

NP10 9BA

NOT SPECIFIED £300,000

£300,000 - £315,000

Tenure Freehold

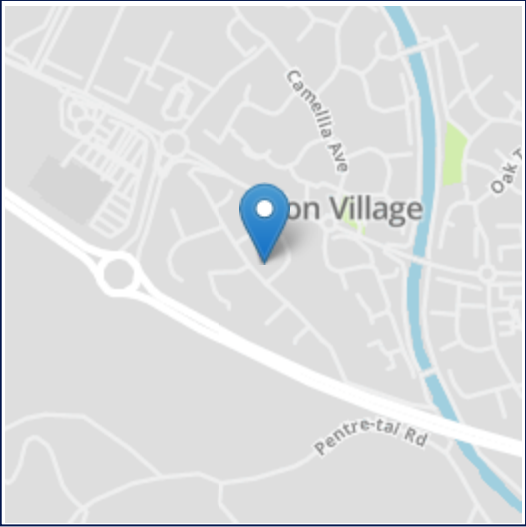
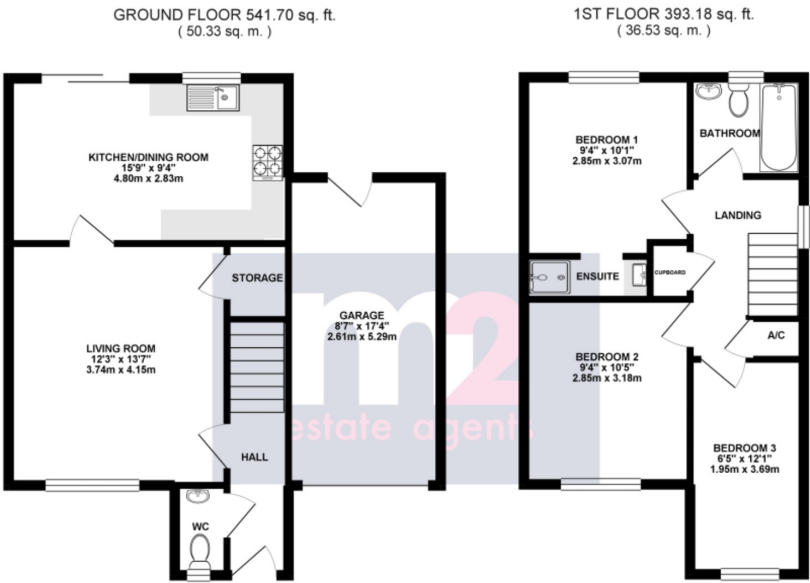
- BASSALEG SCHOOL CATCHMENT AREA
- DETACHED FAMILY HOME
- 3 BEDROOMS
- LIVING ROOM
- KITCHEN / DINING ROOM
- GROUND FLOOR W.C.
- EN-SUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- GOOD SIZE REAR GARDEN
- GUIDE PRICE £300,000 - £315,000

THREE BEDROOM DETACHED FAMILY HOME WITHIN BASSALEG SCHOOL CATCHMENT AREA WITH LIVING ROOM, KITCHEN/DINING ROOM, W/C, FAMILY BATHROOM & EN-SUITE SHOWER ROOM, GARAGE & DRIVEWAY* *GUIDE PRICE £300,000 - £315,000

Situated in the sought after Rogerstone area on the West side of Newport is this three bedroom, detached house. Located close to all local amenities, supermarkets, popular primary schools and within the current, sought after Bassaleg 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 / Breakfast Room. On the First Floor: Three Bedrooms with En-suite shower room & family Bathroom. Outside to the front is a driveway providing off road parking leading to the single garage with power & lighting To the rear is a good size garden with patio leading up to a sloping lawn area, enclosed by fencing.

Services:
Council Tax Band:
D



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (45 Lavender Way, Newport, NP10 9BA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____