



**13 Benson Avenue
Rogerstone
Newport**



WELL PRESENTED TWO BEDROOM FAMILY HOME IN ROGERSTONE

- NO ONWARD CHAIN
- WELL PRESENTED FAMILY HOME
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- MODERN FAMILY BATHROOM
- GOOD SIZED LOUNGE/DINER
- KITCHEN WITH SEPARATE UTILITY ROOM
- NICELY KEPT LOW MAINTENANCE GARDENS
- MODERN GAS COMBINATION BOILER
- NEAR TO AMENITIES, ROAD LINKS AND PYE CORNER TRAIN STATION
- EXCELLENT FIRST PURCHASE

Chain Free £160,000



CARDIFF

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NEWPORT

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PONTYPRIDD

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01443 485000

Benson Avenue, Rogerstone, NP10 9GW

Introduction

A fantastic and rare opportunity to purchase this immaculately presented terraced home situated in Rogerstone, just a short walk away from excellent amenities and main road links being a short drive away. Local shops, bus stops, Pye Corner train station and well regarded primary and secondary schools as all within walking distance as well as easy access onto the M4 and A472, both providing an easy commute to neighbouring towns and cities.

The property has been lovingly occupied by the same family since it was built in the 1960's and, during that time, has undergone various cosmetic improvements and some reconfiguration to the ground floor.

On entering, we are welcomed into the hallway which features two store cupboard and leads off to a good sized lounge/diner, kitchen and utility room then, upstairs, two double bedrooms (both with built-in wardrobes) and family bathroom. Outside, the front garden is laid mainly to slate chippings and a pathway leading to the front door. The rear garden extends the width of the property and is laid to patio with various flower beds and a large store shed, plus rear access.

Viewing really is essential to appreciate what this lovely home has to offer, further information can be found below or by calling our sales team.

Tenure & construction

Freehold. Like the majority of ex-council homes, we assume the property is of non-standard construction so we recommend confirming this with your lender.

Council tax

Band C

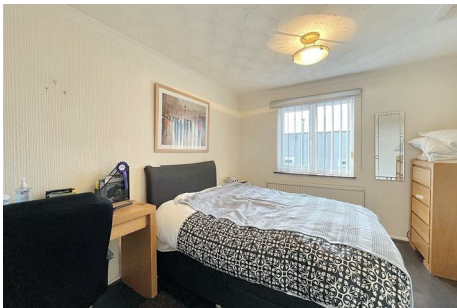
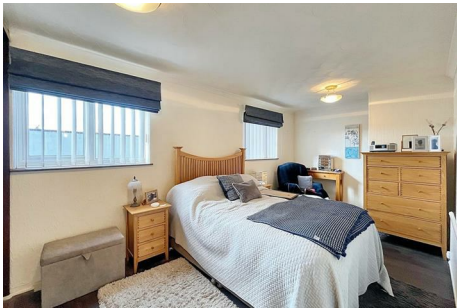
Boundaries

All legal boundaries should be confirmed by your solicitor prior to purchase

Viewing

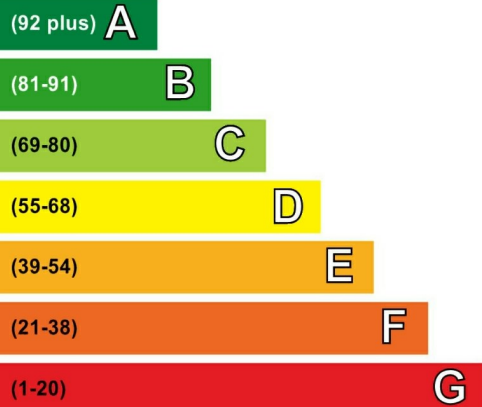
By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

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

Very energy efficient - lower running costs



Current Potential

64 70

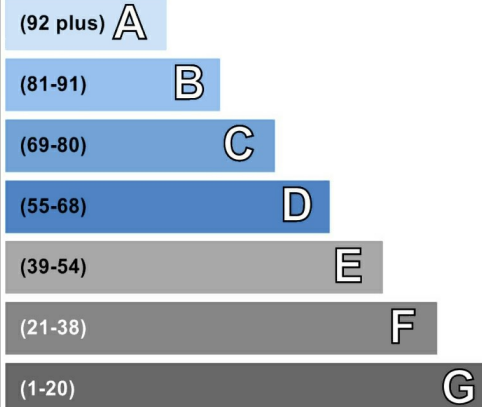
England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions



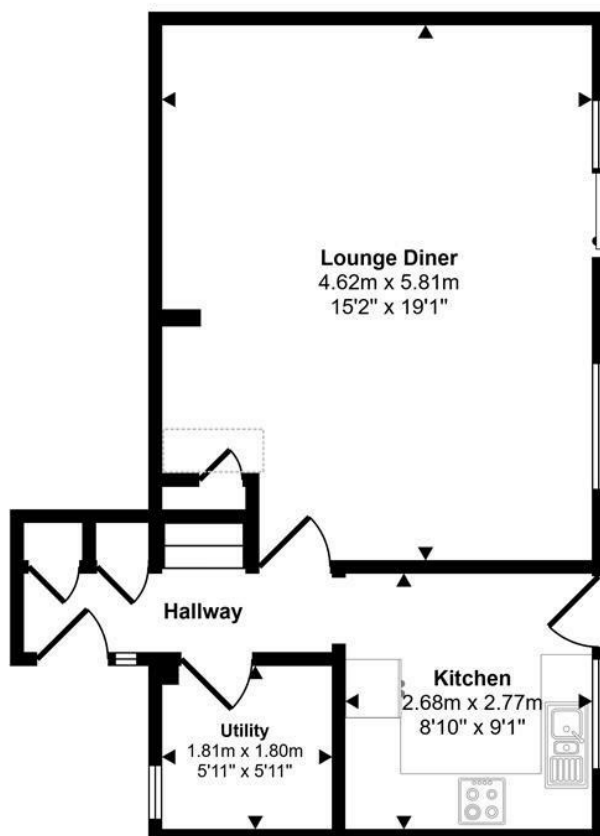
Current Potential

England & Wales

EU Directive
2002/91/EC

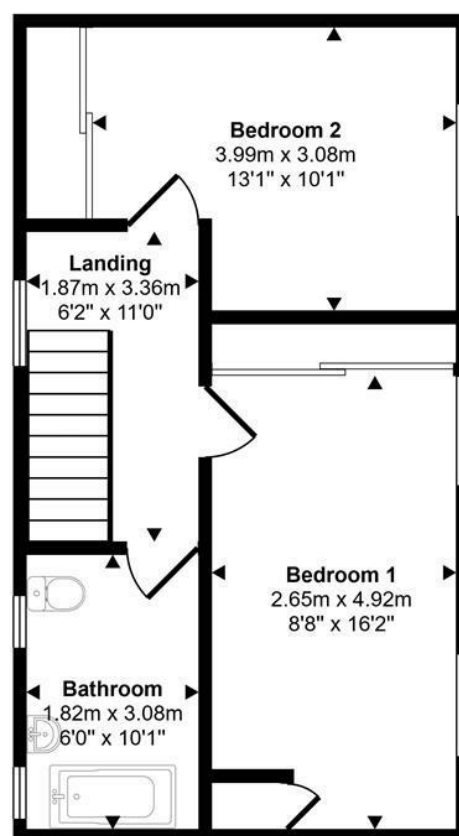


Approx Gross Internal Area
84 sq m / 899 sq ft



Ground Floor

Approx 43 sq m / 459 sq ft



First Floor

Approx 41 sq m / 440 sq ft

Denotes head height below 1.5m

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.