

# High Cross Lane

ROGERSTONE, NEWPORT, NP10 9BG

**ASKING PRICE £310,000**

**Hern &  
Crabtree**



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# High Cross Lane

Welcome to this charming three-bedroom detached house located on High Cross Lane in the sought-after area of Rogerstone, Newport.

This property boasts a gated driveway, a garage, and an enclosed rear garden, providing both security and privacy for you and your family. The convenience of having no chain means you can move in hassle-free and make this house your home without delay.

Inside, you'll find two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The ground floor WC adds a touch of convenience to your daily life. The property is in need of modernisation but has been very well looked after.

Situated near amenities, you'll have everything you need within easy reach. Additionally, the property's location on the M4 corridor ensures excellent commuting links, making travel to work or leisure activities a breeze.

Don't miss out on the opportunity to own this delightful detached property in a prime location. Book a viewing today and envision the life you could create in this wonderful home.



# sq ft

## Entrance Porch

Dwarf brick wall construction entrance porch. Upvc double glazed windows and a Upvc door to the front. Laminate flooring. Door giving access to the hallway.

## Hallway

Open staircase to the first floor. Radiator. Wood block flooring. Doors through to the lounge, kitchen and downstairs WC.

## WC

Window to the rear aspect. Two piece suite comprising a low level WC and wash hand basin. Fitted carpet.

## Lounge

15'9" plus door recess x 14'1"

Upvc double glazed window to the front aspect. Radiator. Wood block flooring. Gas fire with stone built surround and hearth. Door through to the dining room.

## Dining Room

10'6" x 10'

Upvc patio sliding doors to the rear with side return double glazed windows. Radiator. Wood block flooring. Door through to the kitchen.

## Kitchen

10'2" x 11'

Upvc double glazed window to the rear. Radiator. Pantry with radiator. Fitted with a range of base and eye level units. One and a half bowl sink unit. Built in double oven. Built in four ring ceramic hob with extractor over. Door through to the hallway and lobby.

## Lobby

Upvc door to the rear offering access to the garden. Door to the boiler room which houses the 'Worcester' combination boiler. Door through to an integral garage.

## Integral Garage

Up and over door to the front. Upvc obscure double glazed window to the side. Gas meter. Plumbing for washing machine.

## First Floor

## Landing

Upvc double glazed window to the side aspect. Fitted carpet. Built in storage cupboard. Doors to all rooms.

## Bedroom One

15'2" x 10'4" plus door recess

Upvc double glazed window to the front. Radiator. Fitted carpet. Built in wardrobes and overhead storage.

## Bedroom Two

14' x 11'7" max

Upvc double glazed window to the rear. Radiator. Fitted carpet. Built in wardrobes with sliding door.

## Bedroom Three

11'9" x 7'1" widening to 10'5" max

Upvc double glazed window to the front. Radiator. Fitted carpet. Built in storage cupboard.

## Family Bathroom

6'9" plus door recess x 6'9"

Upvc obscure double glazed window to the side. Radiator. Fitted carpet. Three piece suite comprising bath with mixer taps to the shower, pedestal wash hand basin and low level WC. Mainly tiled walls.

## Outside

### Front

Gated driveway. Mature garden with lawn, flower borders and beds incorporating shrubs and privacy hedging.

### Rear Garden

Patio area with flower borders incorporating a variety of shrubs and privacy hedging. Garden shed to remain.

## Additional Information

We have been advised by the vendor that the property is Freehold.

Council Tax Band - F

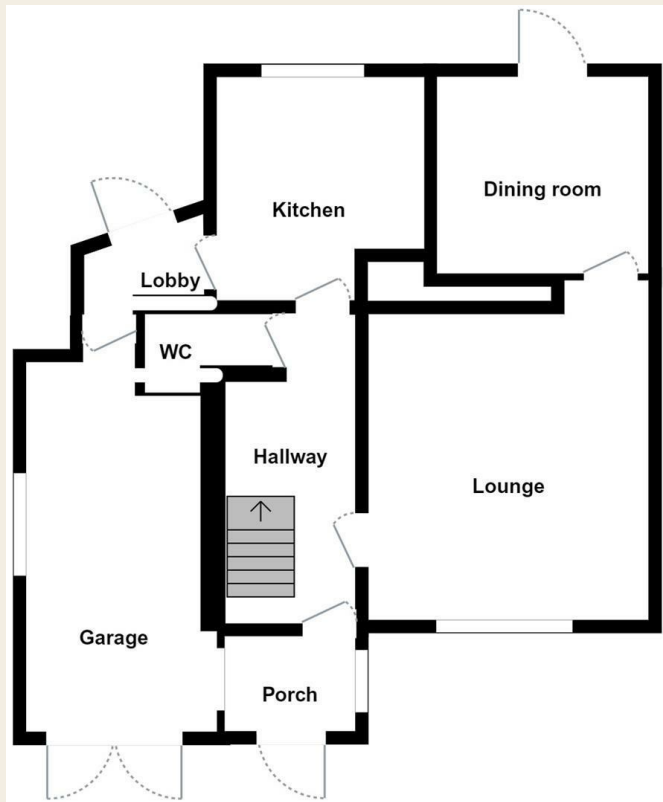
EPC - D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

