



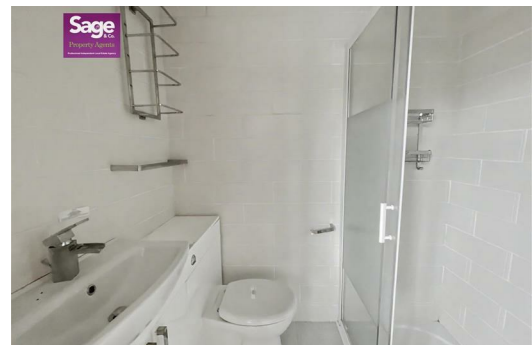
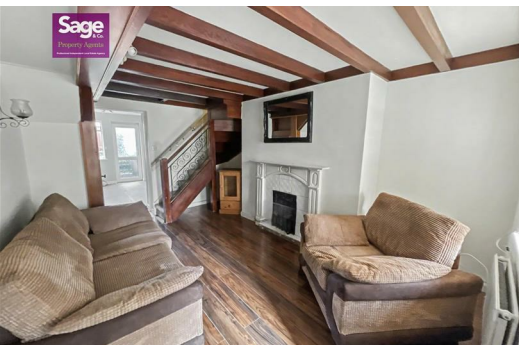
## 98 High Cross Road, Rogerstone, Newport, NP10 9AN

Asking Price £130,000

Nestled in the charming area of ROGERSTONE, Newport, this delightful MID-TERRACE COTTAGE STYLE house on HIGH CROSS ROAD offers a perfect blend of comfort and convenience. With TWO well-proportioned BEDROOMS, this property is ideal for small families, couples, or individuals seeking a peaceful retreat or first time buy. Upon entering, you are welcomed into the LOUNGE that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house boasts TWO BATHROOMS, ensuring that morning routines are hassle-free and accommodating for all residents. Rogerstone is known for its friendly community and excellent LOCAL AMENITIES, including shops, schools, and parks, making it an ideal place to call home. Additionally, the area benefits from strong TRANSPORT LINKS, providing easy access to NEWPORT city centre and beyond with the M4 sitting on the doorstep. In summary, this mid-link terrace house on High Cross Road presents a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood and make a house their home.

EPC - D

Council Tax - B (Newport)



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## ENTRANCE PORCH

Access via uPVC front door with obscure double glazing, single glazed wooden framed window to side aspect. Leads to;

## LOUNGE

10'10" x 14'11" (3.31 x 4.56)

Lounge to front aspect with double glazed uPVC window, chimney breast present with gas fire set in, twin radiator and storage cupboard (consumer unit present), open to stairs for first floor landing. Leads to;

## KITCHEN

11'10" x 8'2" (3.61 x 2.50)

Fitted kitchen with high and low wall mounted units, wooden effect rolled worktop complete with gas hob, electric oven and stainless steel drink with drainer and chrome mixer tap over and space for washing machine. Rear aspect single glazed metal framed window and a uPVC back door with access to rear garden. Pantry storage cupboard and gas combination boiler present.

## BATHROOM

11'11" x 2'5" (3.65 x 0.76)

Shower suite (electric) with separate low level WC, wooden framed single glazed obscure window to rear aspect, tiled finish with a twin radiator.

## FIRST FLOOR LANDING

Open to stairs to ground floor, loft hatch present, leads to;

## BEDROOM ONE

11'3" x 11'11" (3.44 x 3.65)

Double bedroom to rear aspect with double glazed uPVC window, twin radiator, open to:

## ENSUITE

3'11" x 6'3" (1.20 x 1.92)

Shower en-suite (mains) with low level WC, sink with wall mounted base storage unit and chrome mixer taps over, extractor fan to wall, tiled finish.

## BEDROOM TWO

8'4" x 10'7" (2.55 x 3.24)

Double bedroom to front aspect with double glazed uPVC window, single radiator.

## OUTSIDE

FRONT: Gated access to front boundary with courtyard area.

REAR: Single tiered patio area with shed to rear.

## TENURE

We are advised that this property is FREEHOLD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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