

**119 Ebenezer Drive
Rogerstone
Newport**



***NO CHAIN* - SPACIOUS GROUND FLOOR FLAT WITH FRONT & REAR GARDENS**

- NO ONWARD CHAIN
- SPACIOUS GROUND FLOOR FLAT WITH OWN ENTRANCE
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS WITH STORE SHED
- GOOD SIZED LOUNGE/DINER
- KITCHEN
- UPVC DOUBLE GLAZING AND GAS COMBI BOILER
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- LEASEHOLD

£115,000

Ebenezer Drive, Rogerstone, NP10 9BX

Introduction

Offered to the market with no onward chain is this nicely presented ground floor flat in the Rogerstone area, benefitting from spacious living accommodation and front & rear gardens. Excellent amenities are close by such as local shops, bus stops and well regarded primary and secondary schools, as well as the M4 motorway being a short drive away at Junction 28 and 27.

Upon entering, we are welcomed into the main hallway via its own entrance door which leads on to two double bedrooms, a bathroom, kitchen and a good sized lounge/diner with bay window. The flat comes with pleasant front & rear gardens as well as a store shed.

Viewing is essential to appreciate what this lovely property has to offer and further information and room proportions can be found below;

GROUND FLOOR

Lounge/diner 14'8" (into bay) x 13'10" max (4.49 (into bay) x 4.23 max)

Kitchen 9'6" x 9'6" (2.92 x 2.90)

Bathroom 8'8" max x 6'0" max (2.66 max x 1.84 max)

Bedroom 1 12'11" max x 11'3" max (3.94 max x 3.45 max)

Bedroom 2 12'11" x 9'6" (3.96 x 2.91)

Viewings

By prior appointment with vendors agents Nuttall Parker


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.

Tenure


We are advised the property is leasehold with approximately 93 years remaining and that the annual costs are approximately £117 service charge and £45 ground rent.

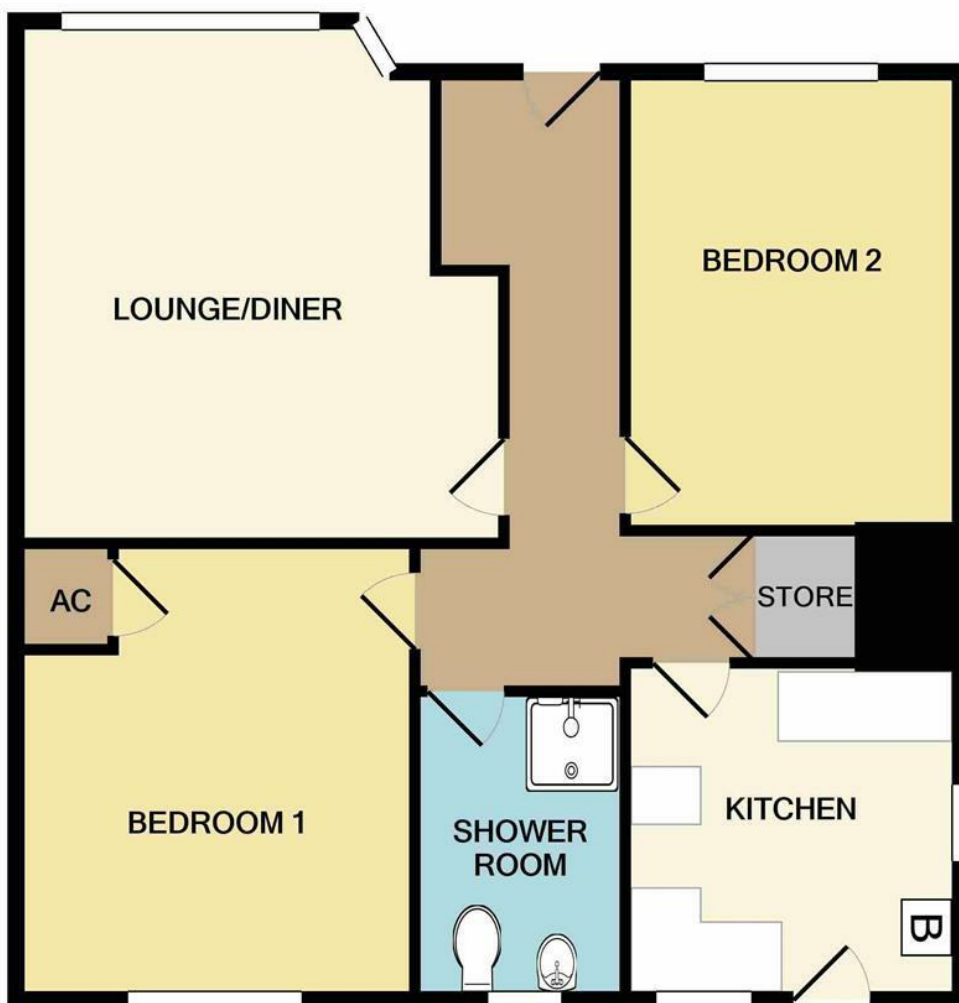


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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