

## 43 Obama Grove Rogerstone Newport



### IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOME IN JUBILEE PARK

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- TWO BEDROOMS
- STYLISH FITTED KITCHEN
- LOUNGE/DINER
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN
- TWO CAR DRIVEWAY
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- PERFECT FIRST PURCHASE OR DOWNSIZER

**£220,000**

## **Obama Grove, Jubilee Park, NP10 9NP**

### **Introduction**

A fantastic opportunity to purchase this beautifully presented semi detached home within Jubilee Park, a modern development situated in Rogerstone offering easy access to excellent amenities and major road connections. Within walking distance we have shops, bus stops and well regarded primary and secondary schools, as well as the M4 motorway being a few minutes drive away.

Offered for sale with no onward chain, this Bellway-built home constructed c. 2016 offers well proportioned living accommodation, all to a lovely standard. Upon entering, we are welcomed into the hallway which leads off to a stylish fitted kitchen, WC and lounge/diner with doors leading out to the rear garden. Upstairs, we have two double bedrooms (bedroom 1 with fitted wardrobes) and family bathroom.

Outside, the frontage offers two allocated parking spaces (side by side) and an enclosed garden to the rear.

Further information and room dimensions can be found below;

### **GROUND FLOOR**

**Kitchen 10'4" x 5'7" (3.17 x 1.71)**

#### **WC**

Comprises of a WC and sink

**Lounge/diner 15'7" max x 12'3" max (4.76 max x 3.75 max)**

### **FIRST FLOOR**

**Bedroom 1 12'3" max x 9'6" max (3.75 max x 2.92 max)**

**Bedroom 2 12'3" max x 9'6" max (3.75 max x 2.92 max)**

#### **Bathroom**

A modern white bathroom suite comprising of a WC, sink and bath with shower over.

### **Tenure**

We are advised the property is freehold however this should be confirmed by your solicitor. We are also advised that there is a service charge of approximately £215 per annum for the upkeep of the communal areas within the development.

### **Council tax**

Band D

### **Viewing**

By prior appointment with vendors agents Nuttall Parker Newport 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.



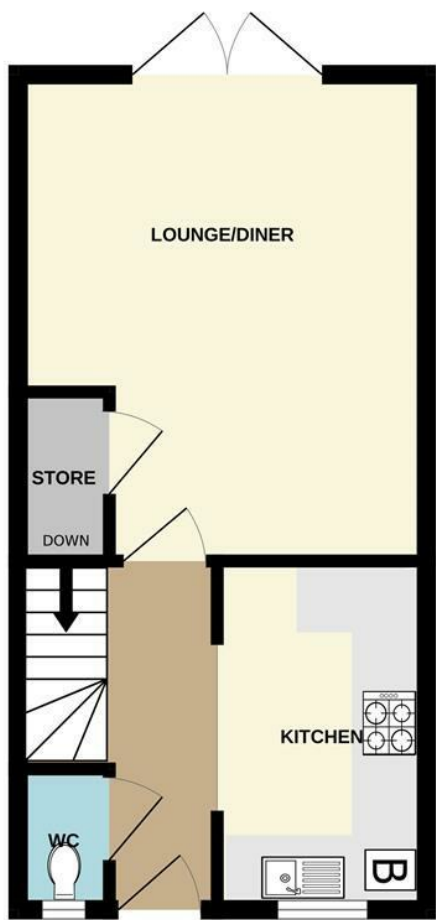
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

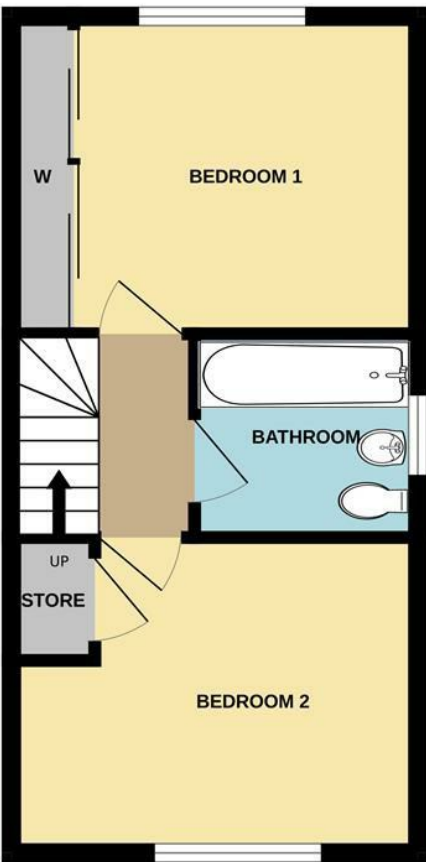
Environmental Impact (CO<sub>2</sub>) Rating

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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