

82 Risca Road  
Rogerstone  
Newport  
NP10 9FZ

110,000



- 3 BEDROOMS
- IN NEED OF REFURBISHMENT
- ENCLOSED REAR GARDEN
- WITHIN 2 MILES OF THE M4 MOTORWAY
- LESS THAN 1 MILE TO THE TRAIN STATION
- ON GOOD BUS ROUTES
- NO CHAIN

Ref: PRA11254

Viewing Instructions: Strictly By Appointment Only



# General Description

Davis & Sons offer FOR SALE this property which is in need of refurbishment. This has the potential to be a lovely family home with 3 bedrooms, a good size lounge, dining room and kitchen, outside is an enclosed rear garden. A good location for those who commute with the M4 Motorway within 2 miles and Rogerstone train station less than 1 mile and can be easily accessed on foot, the property is also on a good bus route. NO CHAIN.

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## Accommodation

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### Porch

Entrance door, door to:

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### Hallway

Stairs to the first floor, radiator, door to:

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### Dining Room (11' 8" x 11' 10" Max) or (3.55m x 3.61m Max)

Double glazed window to the rear, fireplace with a gas fire and back boiler, radiator, opening to:

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### Lounge (10' 1" Min x 11' 5") or (3.07m Min x 3.47m)

Double glazed bay window to the front, radiator.

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### Kitchen

Double glazed obscured glass panel door to the side, double glazed window to the side, range of wall and base units, stainless steel sink, radiator, door to:

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## Bathroom

Double glazed obscured glass window to the side, toilet, wash hand basin, bath, radiator.

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## Landing

Storage cupboard, doors to:

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## Bedroom 1 (12' 10" Max x 15' 1") or (3.91m Max x 4.61m)

Two double glazed windows to the front, radiator.

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## Bedroom 2 (9' 2" x 8' 10") or (2.80m x 2.68m)

Double glazed window to the rear.

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## Bedroom 3 (14' 11" x 6' 1") or (4.54m x 1.86m)

Double glazed window to the side, cupboard with storage cylinder for hot water and heating, radiator.

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## Rear Garden

Mainly laid to lawn and in need of cultivation, greenhouse.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:44

## Tenure

We are informed that the tenure is Freehold

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Council Tax

Band C








All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.