

248 Newport Road  
Caldicot  
Mon.  
NP26 4AF

285,000



- Extended Three Bedroom Period Property
- Extensive Beautifully Maintained Good Sized Rear Garden
- Lounge with Open Fire & Dining Room
- Kitchen, Conservatory
- Ground Floor Shower Room, First Floor Bathroom
- Off Road Parking for Two Vehicles Plus
- Close to Local Schools and Amenities
- Great Road & Rail Commuter Links

Ref: PRD11062

Viewing Instructions: Strictly By Appointment Only



**REDUCED**

## General Description

Call us today to view this Generously Sized Period Home, Extended to Provide Fantastic Living Space to include a Lounge with Open Fireplace, Dining Room, Conservatory, Kitchen Breakfast Room, Ground floor Shower Room, Bathroom & Three Bedrooms, to the rear of the property you will also find an Extensive Beautifully Maintained Rear Gardens, The front of the property provides Off Road Parking for Two Vehicles Plus, Great Commuter Links and a train station are nearby.

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## Accommodation

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### Porch

UPVC double glazed entrance door and windows

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### Reception Hall

UPVC double glazed entrance door, coved and textured ceiling, laminate flooring, two radiators, gas combi boiler, French doors to Conservatory

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### Lounge (13' 04" Max x 11' 05" Max) or (4.06m Max x 3.48m Max)

UPVC double glazed bay window, coved and textured ceiling, open fire with cast iron surround, tiled hearth & timber mantel, radiator

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### Dining Room (11' 05" x 11' 05") or (3.48m x 3.48m)

UPVC double glazed French doors, coved and textured ceiling, laminate flooring, feature fireplace housing electric fire, radiator

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### Kitchen (14' 0" x 9' 02") or (4.27m x 2.79m)

UPVC double glazed french doors and window, coved and textured ceiling, tiled flooring, fitted units with laminate work surface and tiled splashbacks, sink unit, space and plumbing for dishwasher, space for fridge freezer, range gas cooker with overhead extractor hood

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### Shower Room (5' 04" x 3' 0") or (1.63m x 0.91m)

UPVC double glazed window, fully tiled walk in mains shower, heated towel radiator

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### Conservatory (9' 04" x 7' 02") or (2.84m x 2.18m)

UPVC double glazed windows with flat roof, laminate flooring

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### Stairs & Landing

UPVC double glazed window, access via fitted ladder to insulated & floored loft space with fitted storage units, power & lighting & radiator

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### Master Bedroom (13' 06" Max x 11' 06" Max) or (4.11m Max x 3.51m Max)

UPVC double glazed bay window, coved and texture ceiling, radiator

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## Bedroom Two (11' 07" x 11' 06") or (3.53m x 3.51m)

UPVC double glazed French doors, coved and skimmed ceiling, radiator, sink unit, potential for balcony overlooking rear garden

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## Bedroom Three (7' 06" x 6' 06") or (2.29m x 1.98m)

UPVC double glazed window, coved and skimmed ceiling, radiator

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## Bathroom

UPVC double glazed window, coved and textured ceiling, laminate flooring, corner spa bath, wash hand basin, W.C., heated towel radiator

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## Outside Front

Walled front garden with shrubs, off road parking for three vehicles, side access to rear

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## Outside Rear

Well established & maintained 250ft garden with lawn & shrubs, patio area with pond, timber decked seating area, log cabin with power and lighting, stone shed, greenhouse, outside power & lighting, water tap, outside WC

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## Tenure

We are advised that the property is Freehold, although prospective purchasers should check this with their solicitors.

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## Agent Note

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## Services

EPC Rating:67

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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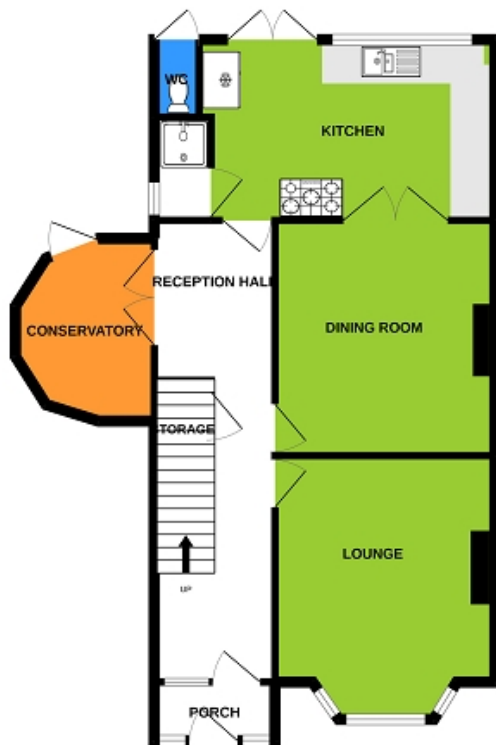








GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.  
Made with Metriq 6/2022

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. Stamp duty is payable by the buyer. PLEASE NOTE that as of 1st April 2016 rates have increased significantly for Buy-to-Let purchases & second home purchases. For information on payment rates please see <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates> or ask for further information. 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.

