

29 Keats Road
Caldicot
Mon.
NP26 4LH

209,950



- Well Presented Two Bedroom Property
- Great First Time Buy/Investment
- Refitted Kitchen & Lounge
- Refitted Bathroom
- Two Double Bedrooms
- Front & Rear Gardens
- Driveway Parking
- Links to M4 / No Chain

Ref: PRD11149

Viewing Instructions: Strictly By Appointment Only



REDUCED

General Description

Contact us today to View this Fantastic Two Bedroom Property, Recent Works carried out by the current owner to include a new heating system, Kitchen & Bathroom, The property also benefits from a Lounge, Two Double Bedrooms, an Enclosed Rear Garden & Driveway Parking, This Property would make an Ideal First Time Buy/Investment, Links to M4 & Train Station, No Chain,

Accommodation

Kitchen (12' 07" x 7' 05") or (3.84m x 2.26m)

UPVC double glazed window & entrance door, skimmed ceiling, laminate flooring, fitted units and laminate worktops, larder unit, breakfast bar, stainless steel sink, integrated fridge freezer, integrated washing machine, gas oven and hob, extractor unit, radiator.

Lounge (15' 10" x 12' 07") or (4.83m x 3.84m)

UPVC double glazed window and door to the rear garden, textured ceiling, laminate flooring, radiator, television point.

Stairs & Landing

Cast Iron staircase, textured ceiling.

Bedroom One (12' 06" x 8' 04") or (3.81m x 2.54m)

UPVC double glazed window, textured ceiling, radiator, power points.

Bedroom Two (12' 07" Max x 7' 01" Max) or (3.84m Max x 2.16m Max)

UPVC double glazed window, textured ceiling, radiator, power points, built in storage cupboard, access to loft

Bathroom (7' 01" x 4' 07") or (2.16m x 1.40m)

Textured ceiling, laminate flooring, Bath with mains shower, wash hand basin, WC, towel radiator.

Outside Rear

Fence and wall boundaries, paved seating area with pathway leading to lawn & timber shed, gated access to driveway

Outside Front

Wall and wrought iron railing with steps leading to external storage shed and front of property

Tenure

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

Agent Note

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Services

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

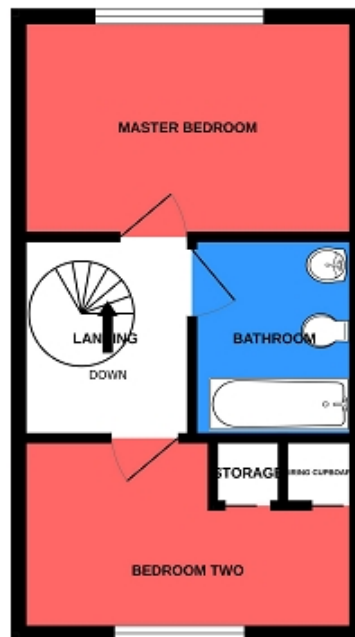
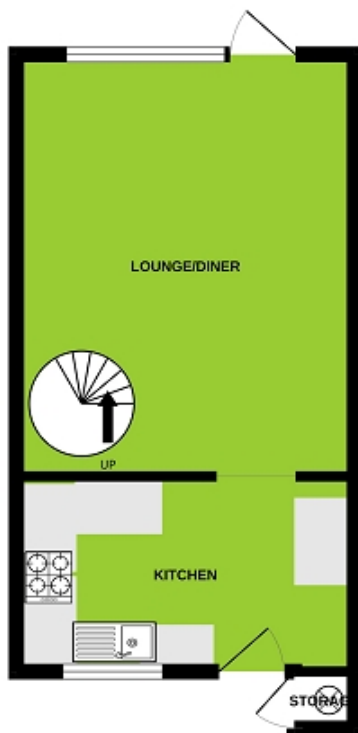
Band Not Specified





GROUND FLOOR

1ST FLOOR



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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.