

57 Lave Way
Sudbrook
Caldicot
NP26 5WE

264,950



- Newly Built in 2022 Redrow Home
- NHBC Warranty Remaining
- Lounge & Kitchen Dining Room
- Groundfloor WC, Bathroom & Ensuite
- Cloakroom/NHBC Warranty
- Enclosed Rear Garden
- Driveway Parking for Two Vehicles
- Close to M4 & Transport Links

Ref: PRD11152

Viewing Instructions: Strictly By Appointment Only



General Description

****Perfect First time Buy**** Redrow 'Ledbury' Three bedroom Property Brand New in 2022, This property comes with NHBC Warranty, Lounge, Fitted kitchen with Integrated Appliances, Bathroom & Ensuite shower Room, Master Bedroom with Fitted Wardrobes, Enclosed Rear Garden, Driveway Parking for Two Cars.

Accommodation

Entrance Hall

Composite Entrance door, skimmed ceiling, Karndean flooring, radiator.

Cloakroom (5' 09" x 3' 09") or (1.75m x 1.14m)

Skimmed ceiling, Karndean flooring, WC, wash hand basin, radiator.

Lounge/Dining Room (18' 05" Max x 16' 02" Max) or (5.61m Max x 4.93m Max)

UPVC double glazed window, skimmed ceiling, Karndean flooring, radiator, understair storage cupboard.

Kitchen/Dining Room (14' 03" Max x 10' 10" Max) or (4.34m Max x 3.30m Max)

UPVC double glazed window and french doors to rear garden, skimmed ceiling, Karndean flooring, fitted units with laminate worktops, integrated fridge freezer, dishwasher, washing machine, electric oven, extractor, induction hob, radiator.

Stairs & Landing

Skimmed ceiling, storage cupboard, access to loft space.

Master Bedroom (11' 10" x 10' 09") or (3.61m x 3.28m)

UPVC double glazed window, skimmed ceiling, radiator, double fitted wardrobes.

Ensuite (6' 03" Max x 8' 0" Max) or (1.91m Max x 2.44m Max)

UPVC double glazed window, skimmed ceiling, karndean flooring, part tiled walls, double walk in shower with mains shower, WC, wash hand basin, towel radiator.

Bedroom Two (10' 08" x 9' 03") or (3.25m x 2.82m)

UPVC double glazed window, skimmed ceiling, radiator.

Bedroom Three (9' 02" x 7' 04") or (2.79m x 2.24m)

UPVC double glazed window, skimmed ceiling, radiator.

Bathroom (7' 06" x 6' 01") or (2.29m x 1.85m)

Skimmed ceiling, karndean flooring, part tiled walls, bath, WC, wash hand basin, radiator.

Outside Front

Parking for two cars, shared access to rear, gated access to garden.

Outside Rear

Fence enclosed rear garden consisting of level lawn and paved seating area. Gated access to front

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:84

Tenure

We are informed that the tenure is Freehold

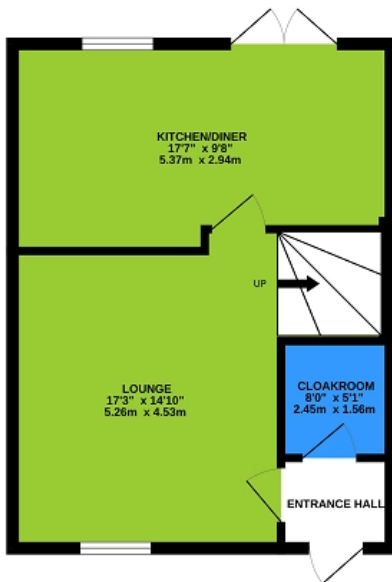
Council Tax

Band D

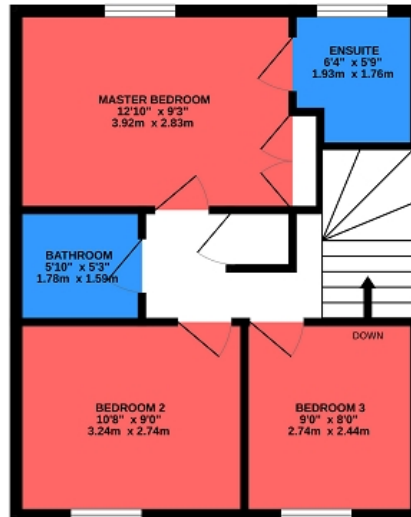




GROUND FLOOR



1ST FLOOR



Made with Metroplan ©2023

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.