

111 Longfellow Road
Caldicot
Mon .
NP26 4LD

239,995



- Three Bedroom Property on Large Corner Plot
- Extension/Development Potential
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Great Sized Garden
- Garage/No Onward Chain
- Walking Distance to Train station/Great M4 Links

Ref: PRD11235

Viewing Instructions: Strictly By Appointment Only

REDUCED

General Description

Three Bedroom Property on a Substantial Corner Plot, This Property may require some Modernisation and will make a Fabulous Family home. Situated on a Great Sized Corner Plot with Potential for Extension/Development. The Property offers Two Reception Rooms, Fitted Kitchen, Three Bedrooms, Bathroom, Garage & Great Sized garden. Pleasantly Located Close to Caldicot town Centre and Walking Distance to the Train Station. There is No Onward Chain.

Accommodation

Reception Hall

UPVC double glazed entrance door & window, under stair storage cupboard, radiator

Lounge (13' 00" x 12' 03") or (3.96m x 3.73m)

Open plan with UPVC double glazed sliding patio doors to front, radiator, television point

Dining Room (9' 11" x 8' 08") or (3.02m x 2.64m)

Open plan with UPVC double glazed sliding patio doors to rear garden, radiators

Kitchen (10' 10" x 8' 01") or (3.30m x 2.46m)

UPVC double glazed door to rear garden, tiled flooring, fitted units with laminate work surfaces & tiled splash backs, sink unit, freestanding gas cooker, space for fridge/freezer, space & plumbing for washing machine.

Stairs & Landing

Access to loft space

Master Bedroom (11' 11" Max x 10' 01" Max) or (3.63m Max x 3.07m Max)

UPVC double glazed window, radiator, cupboard housing gas combi boiler

Bedroom Two (12' 02" x 8' 05") or (3.71m x 2.57m)

UPVC double glazed window, radiator

Bedroom Three (8' 09" Max x 8' 05" Max) or (2.67m Max x 2.57m Max)

UPVC double glazed window, radiator

Bathroom (8' 04" x 6' 03") or (2.54m x 1.91m)

UPVC double glazed window, fully tiled walls, radiator, walk in shower, WC, wash hand basin.

Garage

Up & over Door

Outside Side & Rear

Fence & Hedge Enclosed Garden with access to the front and rear. Good sized Patio Sear with Raised Stone chipped beds. To the Side is a good Sized level area with paved pathway and stone chipped areas. The side plot provides great potential and measures 20m x 7.5m

Outside Front

Low wall & hedge boundary, paved pathway to front. Selection of Stone chipped areas. Access to the rear.

Tenure

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

Agent Note

Potential for Extension or Dwelling Subject to All usual Planning Requiriements.

Services

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

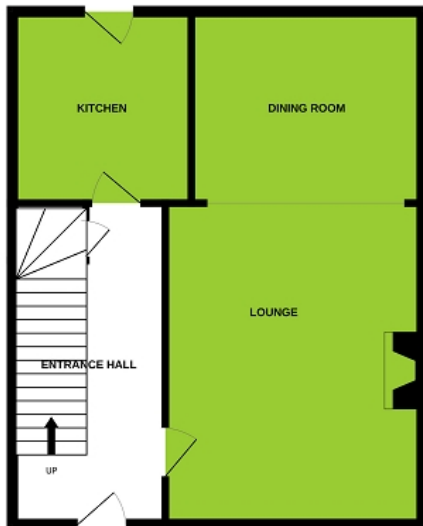
Council Tax

Band Not Specified

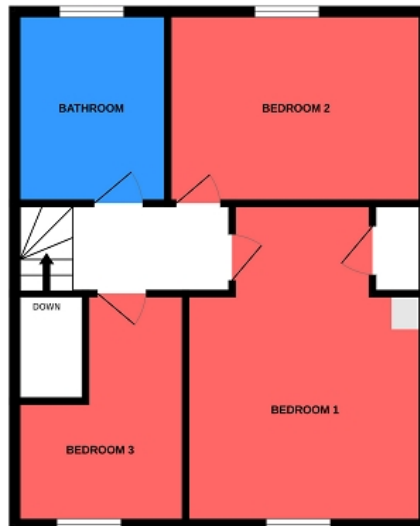




GROUND FLOOR



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.