

48 Green Lane  
Caldicot  
Mon.  
NP26 4DP

250,000



- Three Bedroom Semi Detached
- Close Proximity To Dewstow School
- Two Reception Rooms Plus Kitchen
- Refitted Shower room with double Cubicle
- Good Sized front and Rear Gardens
- Great Commuter Links
- Great First Time Buy / Investment Opportunity
- NO CHAIN

Ref: PRD11252

**REDUCED**

Viewing Instructions: Strictly By Appointment Only

## General Description

Davis and Sons Are Pleased to Present This Three Bedroom Semi Detached Property in Close Proximity To Dewstow School, With two good sized Reception Rooms and Kitchen, Large entrance Hall, Refitted Shower room with double Cubicle, Good Sized front and Rear Gardens, Great Commuter Links, First Time Buy / Investment Opportunity,NO CHAIN

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## Accommodation

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Porch (6' 11" x 3' 06") or (2.11m x 1.07m)

UPVC double glazed entrance door & windows, coved & textured ceiling.

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Entrance Hall (11' 0" Max x 8' 0" Max) or (3.35m Max x 2.44m Max)

UPVC double glazed entrance door, UPVC double glazed window, coved & textured ceiling, parquet block wood flooring, radiator, under stair storage cupboard.

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Lounge (13' 0" x 11' 04" Max) or (3.96m x 3.45m Max)

UPVC double glazed window, coved & textured ceiling, parquet block wood flooring, radiator, gas fire place with ceramic hearth and wood mantel.

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Dining Room (11' 0" x 8' 0") or (3.35m x 2.44m)

UPVC double glazed window, coved & textured ceiling, parquet block wood flooring, radiator.

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Kitchen (10' 0" x 8' 0" Max) or (3.05m x 2.44m Max)

UPVC double glazed window, coved & textured ceiling, ceramic tiled flooring, fitted units with laminate work surfaces & tiled splash backs, sink unit, space & plumbing for washing machine, space for under counter fridge/freezer.

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## Stairs & Landing

UPVC double glazed window, coved & textured ceiling, access to loft space.

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Master Bedroom (12' 06" Max x 11' 0" Max) or (3.81m Max x 3.35m Max)

UPVC double glazed window, coved & textured ceilings, radiator.

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Bedroom Two (12' 0" Max x 9' 06") or (3.66m Max x 2.90m)

UPVC double glazed window, coved & textured ceiling, radiator, fitted wardrobe.

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Bedroom Three (9' 0" x 7' 0") or (2.74m x 2.13m)

UPVC double glazed window, coved & textured ceiling, radiator, fitted wardrobes.

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## Bathroom

UPVC double glazed windows, textured ceiling, vinyl flooring, wash hand basin in vanity surround, splash back tiling, WC, walk in double shower unit with mains shower, towel radiator, cupboard housing combi boiler.

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## Outside Front

Wall boundary, lawn, shrubs, side gate access.

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## Outside Rear

Enclosed garden with fence, wall & bush boundaries, lawn, patio, shrubs, flowerbeds, rear and side gate access, brick built shed, brick built cloakroom housing the water tap.

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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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## Services

EPC Rating:73

## Tenure

We are informed that the tenure is Freehold

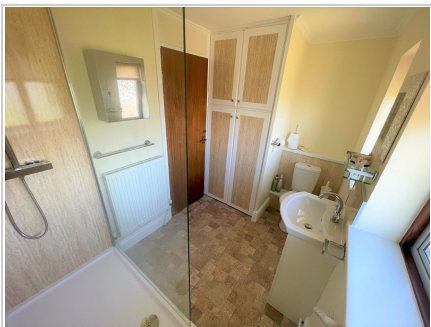
## Council Tax

Band D

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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.*