

80 Sandy Lane
Caldicot
Newport.
NP26 4NQ

245,000



- Three Bedroom Semi Detached with Garage
- Lounge & Dining Room
- Fitted Kitchen
- Family Bathroom
- Pleasant Front & Rear Gardens
- Garage & Out Buildings
- Walking Distance to Centre and M4 Links
- NO ONWARD CHAIN



Ref: PRD11265

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Three Bedroom Semi Detached in great position to Town Centre, This property provides Lounge & Dining Room, Fitted Kitchen, Three Bedrooms, Spacious Family Bathroom, Enclose rear garden, Garage with Inspection Pit, Out Building, There is NO ONWARD CHAIN.

Accommodation

Entrance Hall

UPVC double glazed entrance door, textured & coved ceiling, laminate flooring, radiator, storage cupboard, under stair storage cupboard.

Lounge (13' 04" x 12' 08") or (4.06m x 3.86m)

double glazed window, coved & textured ceiling, radiator, power points, feature fireplace with gas fire, archway to dining room

Dining Room (10' 02" x 9' 0") or (3.10m x 2.74m)

Double glazed doors to rear garden, power points, radiator.

Kitchen (10' 01" Max x 10' 0" Max) or (3.07m Max x 3.05m Max)

Double glazed window, textured ceiling, ceramic tiled flooring, fitted units with laminate worktops, integrated fridge, gas oven & grill, gas hob, extractor unit, sink with mixer tap, space & plumbing for washing machine, storage cupboard housing gas fired combination boiler.

Stairs & Landing

Double glazed window, textured ceiling, access to insulated loft space via fitted hatch. Storage cupboard with shelving

Master Bedroom (10' 04" Min x 10' 01" Min) or (3.15m Min x 3.07m Min)

Double glazed window, coved & textured ceiling, radiator, power points, fitted wardrobe units, built in double wardrobe.

Bedroom Two (10' 03" Min x 10' 02") or (3.12m Min x 3.10m)

Double glazed window, coved & textured ceiling, radiator, power points.

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

Double glazed window, coved & textured ceiling, radiator, power points, fitted wardrobes & double built in wardrobe.

Bathroom (8' 01" x 8' 01") or (2.46m x 2.46m)

Two double glazed windows, textured ceiling, laminate flooring, fully tiled walls, wash hand basin, WC, bath with electric shower, shower cubicle with electric shower.

Outside Front

walled boundary, pathway to front of property, tiered lawn with plants and shrubs.

Outside Rear

Wall & fence enclosed with gated access to front and rear. Paved seating area with pathway to side. Low walled borders,lawn, shrubs, timber shed, security lighting & water tap.

Outbuildings

Two connected outhouses, one with power & lighting.

Garage (18' 10" x 9' 08") or (5.74m x 2.95m)

Up & over door, courtesy door to garden, power & lighting, inspection pit.

Tenure

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

Services

Tenure

We are informed that the tenure is Freehold

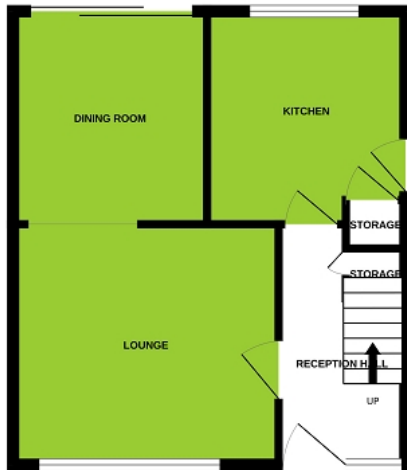
Council Tax

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.