

48 Birbeck Road  
Caldicot  
Mon.  
NP26 4DX

249,995



- Three Bedroom Semi Detached Property
- Open Plan Kitchen Dining Room
- Utility Room & Cloak Room
- Lounge
- Three Bedrooms
- Good Sized Bathroom
- South Facing Rear Garden
- Driveway / No Chain

Ref: PRD11272

Viewing Instructions: Strictly By Appointment Only



**REDUCED**

## General Description

Three Bedroom Semi Detached Property, Good sized Property providing Lounge, Open Plan Kitchen Dining Room, Utility Room, Cloakroom, Three Bedrooms, Good Sized Bathroom, South Facing Rear Garden, Driveway, No Chain

---

## Accommodation

---

### Entrance Hall

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

---

### Lounge (13' 02" x 12' 08") or (4.01m x 3.86m)

UPVC double glazed window, textured ceiling, laminate flooring, radiator, feature fireplace with electric fire.

---

### Kitchen/Dining Room (18' 10" Max x 10' 0" Max) or (5.74m Max x 3.05m Max)

UPVC double glazed window & doors to rear garden, textured ceiling, fitted units with laminate work tops, stainless steel sink, space for electric cooker, space for fridge freezer, two pantry style storage cupboards.

---

### Utility Room (9' 08" Max x 8' 02" Max) or (2.95m Max x 2.49m Max)

UPVC double glazed doors to front & rear garden, skimmed ceiling, vinyl flooring, fitted worktop, space & plumbing for washing machine & tumble dryer

---

### Cloakroom (4' 06" x 3' 10") or (1.37m x 1.17m)

UPVC double glazed window, vinyl flooring, WC, wash hand basin, radiator

---

### Stairs & Landing

UPVC double glazed window, textured ceiling, airing cupboard housing gas fired boiler. Access to loft space.

---

### Master Bedroom (11' 01" x 10' 05") or (3.38m x 3.18m)

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

---

### Bedroom Two (11' 09" x 10' 02") or (3.58m x 3.10m)

UPVC double glazed window, coved & textured ceiling, radiator, double built in storage cupboard.

---

### Bedroom Three (8' 07" x 8' 04") or (2.62m x 2.54m)

UPVC double glazed window, textured ceiling, radiator.

---

### Bathroom (7' 11" x 7' 09") or (2.41m x 2.36m)

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

---



## Outside Front

Low level walled boundary with gated access to paved pathway leading to the front of the property. Hard standing driveway leading to access to utility. Lawn and stone chipped area.

---

## Outside Rear

Fence enclosed garden with paved seating area and pathway leading to good sized lawn.

---

## Tenure

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

---

## Services

EPC Rating:72

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

---

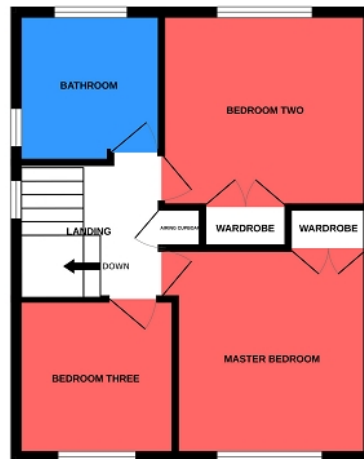
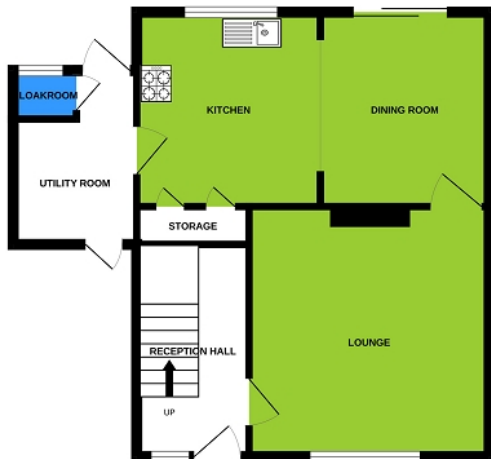






GROUND FLOOR

1ST FLOOR



Made with Metreplex ©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.*