

27 The Avenue  
Caldicot  
Mon.  
NP26 4AB

525,000



- Five Double Bedroom Extended Period Property
- Guest Suite with shower Room & Bedroom
- Three Further Reception Rooms
- Wood Burner, Oak Flooring, Sash Windows
- Re-fitted Kitchen/Breakfast Room
- Ground Floor Shower, Four Piece Family Bathroom
- Two Loft Room Play Room/Study
- Large Plot, garden plus Ample Parking

**Ref: PRD11301**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

Unique Purchase! A spacious extended period property with five double bedrooms on good sized plot with flexible accommodation to provide an exceptional opportunity for superb sized family home along with Guest Suite, Three reception rooms, ground floor shower room, large family bathroom, re-fitted kitchen/breakfast room, two converted loft play room/study, large rear garden with insulated timber shed, ample off road parking.

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## Accommodation

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### Reception Hall

UPVC double glazed entrance door, tiled flooring, radiator

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### Sitting Room (12' 08" x 10' 05") or (3.86m x 3.18m)

UPVC double glazed sash windows, oak flooring, ornamental period fireplace, fitted oak shelving, radiators

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### Lounge (13' 07" x 11' 06") or (4.14m x 3.51m)

Oak flooring, wood burning stove, fitted oak shelving, television point, radiator

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### Family Room/Dining Room (14' 10" x 11' 11") or (4.52m x 3.63m)

UPVC double glazed French doors onto court yard enclosed garden area & windows to rear garden, oak flooring, radiator, television point

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### Kitchen/Breakfast Room (14' 07" Max x 13' 0" Max) or (4.45m Max x 3.96m Max)

UPVC double glazed sash window & door to rear garden, double glazed sky light, fitted units with work surfaces & tiled splash backs, sink unit, electric oven & hob, plumbing for washing machine, integrated fridge, freezer & dishwasher, radiator, television point, under stair storage cupboard

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### Shower Room (11' 08" x 3' 0") or (3.56m x 0.91m)

UPVC double glazed window, WC, wash hand basin in vanity, shower

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### Guest Bedroom (6' 10" x 4' 07") or (2.08m x 1.40m)

Mezzanine area housing fitted bed with lighting & television point, storage area.

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### Study/Family Room (11' 07" x 10' 06") or (3.53m x 3.20m)

UPVC double glazed entrance door & windows, oak flooring, fitted kitchen units with laminate work surface, dishwasher, electric heaters, television point, storage cupboard, electric oven & hob with extractor hood, sink unit.

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### Bathroom Two (7' 01" x 5' 01") or (2.16m x 1.55m)

UPVC double glazed window, oak flooring, walk in shower with shower boarding, wash hand basin & WC in vanity unit, towel radiator

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## Stairs & Landing to First Floor

Radiator, stairs to loft room

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## Bedroom One (14' 08" x 10' 03") or (4.47m x 3.12m)

Two UPVC double glazed sash windows, fitted wardrobes, radiator, television point

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## Bedroom Two (12' 10" x 11' 10") or (3.91m x 3.61m)

UPVC double glazed window, radiator, television point

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## Bedroom Three (13' 05" x 11' 10") or (4.09m x 3.61m)

UPVC double glazed window, radiator, stairs to loft playroom

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## Loft Playroom (15' 09" x 11' 10") or (4.80m x 3.61m)

Double glazed sky light, television point, powerpoints.

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## Bedroom Four (13' 09" x 8' 08") or (4.19m x 2.64m)

UPVC double glazed window, fitted cabin bed, fitted wardrobes, radiator, television point, fitted gas boiler in cupboard.

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## Bedroom Five (10' 05" x 8' 03") or (3.18m x 2.51m)

UPVC double glazed window, laminate flooring television point, radiator

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## Bathroom (13' 01" x 7' 10") or (3.99m x 2.39m)

UPVC double glazed sash window, tiled flooring, corner spa bath, fully tiled walk in shower, wash hand basin & WC in vanity unit, fitted storage, towel radiator

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## Loft Room (11' 03" Max x 9' 07" Min) or (3.43m Max x 2.92m Min)

UPVC double glazed sky light, fitted desk, television point

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## Outside

Large enclosed garden with fence boundaries & side access to front. Predominantly lawned with shrub border, raised enclosed courtyard area plus additional paved seating area, insulated timber summer house with UPVC double glazed bi-folding doors. Front stone chipped parking area with double gates to further parking area.

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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

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EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified









TOTAL FLOOR AREA : 2045 sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.