

1 Hill Barn View
Portskewett
Caldicot
Mon.
NP26 5SE

270,000



- Extended Three Bedroom Property - Village Location
- Large Side & Rear Gardens
- Lounge-Dining Room
- Fitted Kitchen
- Converted Garage
- Ground Floor WC & Family Bathroom
- Driveway Parking for Two Vehicles
- No Onward Chain



Ref: PRD11305

General Description

Extended Three Bedroom Property with Great Sized Garden. This lovely property provides fantastic potential for either extension or conversion of existing rooms, Large Porch, Lounge-Dining Room, Fitted Kitchen, Ground Floor Cloakroom, Converted Garage/Utility Area, Fitted Kitchen, Three Bedrooms, Bathroom, Large Rear & Side Garden with the Potential to Extend, Driveway, There is an added benefit of No Chain.

Accommodation

Porch (9' 07" x 6' 07") or (2.92m x 2.01m)

UPVC double glazed entrance door & windows, vinyl flooring, power points, door to internal hallway

Entrance Hall (7' 02" x 3' 05") or (2.18m x 1.04m)

UPVC double glazed door, coved & textured ceiling, radiator.

Cloakroom (6' 05" x 4' 10") or (1.96m x 1.47m)

UPVC double glazed window, WC, wash hand basin in vanity, radiator, extractor.

Lounge/Dining Room (19' 0" Max x 11' 01") or (5.79m Max x 3.38m)

UPVC double glazed window & door to rear garden, coved & textured ceiling, radiator, power points, feature fireplace with gas fire.

Kitchen (10' 02" x 7' 06") or (3.10m x 2.29m)

UPVC double glazed window, coved & textured ceiling, vinyl flooring, fitted units with laminate work tops, stainless steel sink, radiator, gas fired boiler, free standing electric cooker, space for washing machine.

Converted Garage (14' 08" Max x 8' 08" Max) or (4.47m Max x 2.64m Max)

UPVC double glazed window, power points.

Stairs & Landing

Textured ceiling, access to loft space, airing cupboard with hot water tank & shelving..

Bedroom One (12' 02" Max x 11' 01" Max) or (3.71m Max x 3.38m Max)

UPVC double glazed window, textured ceiling, radiator, power points.

Bedroom Two (11' 04" x 8' 06") or (3.45m x 2.59m)

UPVC double glazed window, textured ceiling, radiator, power points.

Bedroom Three (10' 02" x 6' 03") or (3.10m x 1.91m)

UPVC double glazed window, textured ceiling, radiator, power points

Bathroom (6' 05" x 6' 05") or (1.96m x 1.96m)

UPVC double glazed window, textured ceiling, laminate flooring, double shower enclosure with electric shower, WC, wash hand basin, radiator.

Outside Front & Side

Hedge boundary, driveway for two vehicles, security lighting.

Outside Rear

Great sized garden with walled and hedge boundaries, a pleasant mixture of established shrubs and plants, seating areas and lawn. The garden is currently in two sections but could be opened up to one large garden. Gated access to front.

Tenure

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

Services

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

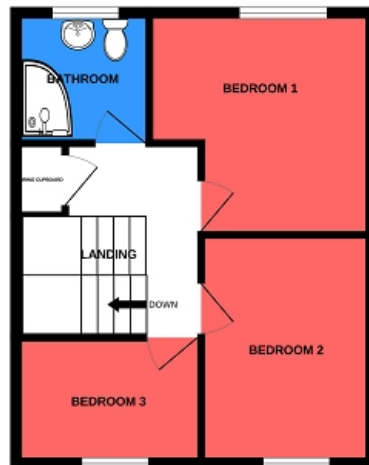
Band C





GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.
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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.