

21 Acacia Avenue  
Undy  
Mon.  
NP26 3NQ

220,000



- Beautifully Presented Two Bedroom Property
- Modern Kitchen Dining Room
- Spacious Lounge
- Newly Fitted Shower Room
- Two Double Bedrooms
- Low Maintenance Front & Rear Gardens
- Driveway Parking
- Village Location

**Ref: PRD11308**

Viewing Instructions: Strictly By Appointment Only

## General Description

Beautifully presented Two Bedroom Property which has been modernised throughout by the current owners. This Gorgeous Home provides a Spacious Lounge-Dining Room, Modern Fitted Kitchen with Doors to the Garden, Two Double Bedrooms, Newly Fitted Shower Room, Low Maintenance Rear Garden, Driveway Parking.

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## Accommodation

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### Entrance Hall

UPVC double glazed window & entrance door, laminate flooring, glazed doorway leading to Lounge.

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### Lounge/Dining Room (15' 06" x 12' 07") or (4.72m x 3.84m)

UPVC double glazed window, laminate flooring, radiator, power points.

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### Kitchen/Breakfast Room (12' 06" x 9' 03") or (3.81m x 2.82m)

UPVC double glazed window and doors leading to rear garden, skimmed ceiling with spotlighting, part tiled walls, fitted units with laminate work tops, electric oven & gas hob, extractor, radiator, composite sink unit, space and plumbing for washing machine, space for fridge freezer.

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### Stairs & Landing

Skimmed ceiling, access to loft space.

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### Bedroom One (10' 02" x 9' 03") or (3.10m x 2.82m)

UPVC double glazed window, skimmed ceiling, radiator, built in wardrobes.

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### Bedroom Two (12' 07" x 7' 05") or (3.84m x 2.26m)

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

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### Bathroom

Skimmed ceiling with spotlighting, ceramic tiled flooring, WC, wash hand basin, dully tiled walk in shower with mains shower, towel radiator, storage cupboard.

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### Outside Front

Walled boundary, stone chipped to front with paved pathway leading to entrance.

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### Outside Rear

Fence enclosed with gated access to driveway, low maintenance garden consisting of paved seating, artificial grass, space for storage shed, rear access.

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Tenure

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

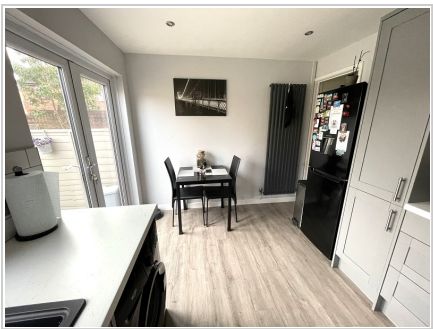
Services

Tenure

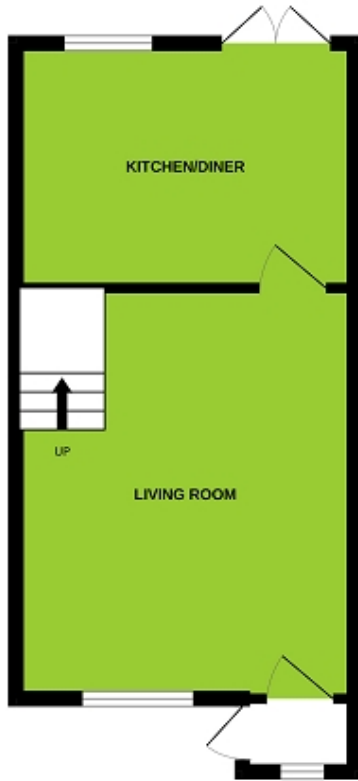
We are informed that the tenure is Freehold

Council Tax

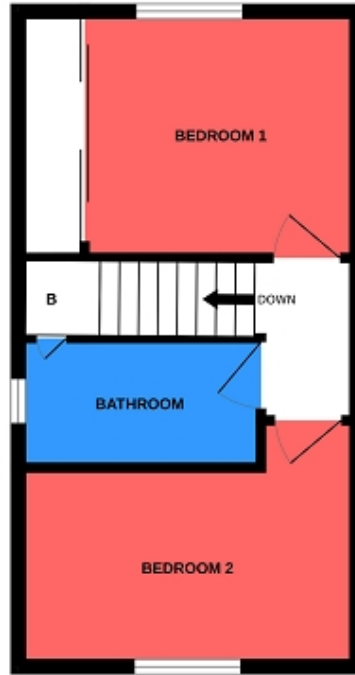
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GROUND FLOOR



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.