

127 Castle Lea  
Caldicot  
Mon.  
NP26 4HS

380,000



- Four Bedroom Detached Dormer Bungalow
- Situated in Cul-de-Sac close to Castle Grounds
- Modern Kitchen- Dining Room
- Spacious Lounge
- Ground Floor Bathroom & 1st Floor WC
- Front & Rear Gardens
- Driveway Parking & Garage
- No Onward Chain

**Ref: PRD11311**

Viewing Instructions: Strictly By Appointment Only



## General Description

Four Bedroom Dormer Bungalow in Cul-De-Sac Close to Castle Grounds, Providing Flexible Living space across the Ground & First Floor, Modern Fitted Kitchen-Dining Room, Lounge, Two Ground Floor Bedrooms, Bathroom, Two First Floor Double Bedrooms, Front Garden with Driveway Parking, Garage, Rear Garden. The Property Benefits from having No Onward Chain

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## Accommodation

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### Entrance Hall

UPVC double glazed entrance door, coved & textured ceiling, radiator, storage cupboard with shelving and lighting.

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### Lounge (17' 02" x 11' 04") or (5.23m x 3.45m)

UPVC double glazed window, coved & textured ceiling, radiator, power points, gas feature fireplace.

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### Kitchen/Dining Room (17' 05" Max x 10' 09" Max) or (5.31m Max x 3.28m Max)

Two UPVC double glazed windows and door to side, textured ceiling, laminate flooring, fitted units with laminate worktops, electric oven, gas hob, extractor, radiator, space & plumbing for washing machine, fridge & freezer. There is an archway which separates

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### Bedroom Three (14' 10" x 9' 11") or (4.52m x 3.02m)

UPVC double glazed window & door to rear garden, textured ceiling, laminate flooring, radiator, gas fired combi boiler.

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### Bedroom Four (10' 0" x 7' 06") or (3.05m x 2.29m)

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

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### Bathroom (6' 09" x 6' 07") or (2.06m x 2.01m)

UPVC double glazed window, textured ceiling, ceramic tiled flooring, fully tiled walls, WC, wash hand basin, bath with mains shower, radiator

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### Stairs & Landing

Textured ceiling, stair case to 1st floor, access to eaves.

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### Bedroom One (14' 11" x 10' 11") or (4.55m x 3.33m)

UPVC double glazed window, textured ceiling, radiator, power points, built in wardrobes. Access to Eaves

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### Bedroom Two (11' 01" x 10' 07") or (3.38m x 3.23m)

UPVC double glazed window, textured ceiling, radiator, power points, built in storage cupboard with hanging rail.

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## First Floor Bathroom (7' 08" Max x 5' 08" Max) or (2.34m Max x 1.73m Max)

Velux style window, partially tiled walls, vinyl flooring, WC, wash hand basin, radiator, storage cupboard with shelving.

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## Garage

Up & over door, power & lighting, courtesy door to garage.

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## Outside Front

Lawn, driveway parking for multiple vehicles leading to front of property & garage.

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## Outside Rear

Fence enclosed, paved pathway with patio seating areas bordered by a variety of plants, lawn, access to garage & front

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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

EPC Rating:66

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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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.